



# City of NORFOLK


C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

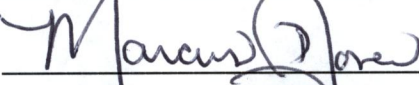
June 24, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: *plaNorfolk2030* Future Land Use Map amendment, Text Amendment and Rezoning to adopt the **Talbot Hall Residential Planned Development** at 600 Talbot Hall Road

Reviewed:   
Ronald H. Williams, Jr., Assistant City  
Manager

Ward/Superward: 1/6

Approved:   
Marcus D. Jones, City Manager

Item Number:

PH-6

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of 4 to 1, the Planning Commission recommends **Approval**
- III. **Request:**
  - a. Amend Map LU-1, "Future Land Use Map," in *plaNorfolk2030* from Institutional to Single Family Suburban.
  - b. Amend the *Zoning Ordinance* to add section 27-39, "Talbot Hall Residential Planned Development" (PD-R Talbot Hall) district.
  - c. Rezoning from IN-1 (Institutional-1) district to PD-R Talbot Hall.
- IV. **Applicant:** Talbot Hall West LLC, by William E. Dashiell – 600 Talbot Hall Road
- V. **Description**
  - This request would allow the Talbot Hall West LLC, to create 14 single-family residential lots and one lot preserving the Talbot Hall house constructed in 1799.
  - The Episcopal Diocese of Southern Virginia owns the property which contains the historic house, a conference center and a residence.
  - All of the structures except the historic house will be removed.
  - A foundation is being created to preserve the manor house.
  - It is located in the Talbot Hall neighborhood which is developed with a mix of residential uses consisting primarily of single family homes with several older apartment complexes nearby.

Staff point of contact Leonard M. Newcomb, III at 664-4764, [lenny.newcomb@norfolk.gov](mailto:lenny.newcomb@norfolk.gov)

Attachments:

- Staff Report to CPC dated April 24, 2014 with attachments
- Proponents and Opponents
- Ordinance
- Letters of support and letters of opposition



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

April 24, 2014

From: Leonard M. Newcomb, III *LMN III*  
Land Use Services Manager

- 1. Subject:** The following applications on properties numbered 600 Talbot Hall Road:
- a. Amend Map LU-1, "Future Land Use Map," in *plaNorfolk2030* from Institutional to Single Family Suburban.
  - b. Amend the *Zoning Ordinance* to add section 27-39, "Talbot Hall Residential Planned Development" (PD-R Talbot Hall) district.
  - c. Rezoning from IN-1 (Institutional-1) district to PD-R Talbot Hall.

Reviewed: Susan Pollock *SP*  
Principal Planner

Ward/Superward: 1/6

Approved: *GMH*  
George M. Homewood, AICP, CFM  
Acting Planning Director

Item Number: 4

**I. Recommendations:**

**a. *plaNorfolk2030 Map Amendment***

Staff recommends approval, based on a change of conditions since the adoption of *plaNorfolk 2030*.

**b. *Text Amendment***

Staff recommends approval, subject to the approval of the plan's map amendment.

**c. *Change of Zoning***

Staff recommends approval, subject to the plan's map amendment and text amendment, considering consistency with *plaNorfolk2030* and *Zoning Ordinance* requirements for a residential planned development

**II. Applicant:** Talbot Hall West LLC. By William E. Deshiell  
600 Talbot Hall Road

**III. Description:**

This request would allow the Talbot Hall West LLC. To create 14 single family residential lots and one lot containing the Talbot Hall house constructed in 1799.

**IV. Analysis**

- This approximate 7 acre site is located at the intersection of Talbot Hall Road and Caroline Street adjacent to the Lafayette River.
- Talbot Hall is eligible for listing as state, national historic districts or a local landmark, although at this time it is not listed at all.
- The Episcopal Diocese of Southern Virginia owns the property which contains the historic house, a conference center and a residence.
- All of the structures except the historic house will be removed.
- A foundation is being created to preserve the manor house.
- It is located in the Talbot Hall neighborhood which is developed with a mix of residential uses consisting primarily of single family homes with several older apartment complexes nearby.

*Plan Amendment*

- *plaNorfolk2030* designates this site as Institutional, making the proposed use inconsistent with *plaNorfolk2030*.
  - An amendment to Single Family Suburban is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single Family Suburban land use category as a location for single family detached development characterized by lots of 70 feet or more in width and 7,500 square feet or more in area.
- The Preserving Our Heritage chapter of the *plaNorfolk2030* includes an outcome calling for new and infill development to respect surrounding historic properties and to reflect the established architectural pattern.
- When the *plaNorfolk2030* Future Land Use Map was developed, the Institutional land use category was often assigned to properties based on ownership by an institutional user.
  - Since this property was owned by a religious organization at that time, it was assigned an institutional land use category.
- Given that the previous owner does not plan to use this property as part of its church operations, the Institutional land use is no longer appropriate.
  - Since the residential development to the north and east is designated Single Family Suburban and the proposed use will include single family residential lots in the size ranges proscribed by *plaNorfolk2030* a plan amendment to Single Family Suburban is appropriate.

*Text Amendment*

- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

*Change of Zoning*



- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

Traffic Analysis

- Institute of Transportation Engineers (ITE) estimates that this development will generate a net of 134 new vehicle trips per day.

**V. Financial Impact**

- Private development of the currently nontaxed site will return most the property to the real estate roll.

**VI. Environmental**

- Development of the site would have to be approved through the Site Plan Review process including provision of landscaping and stormwater facilities.
  - Compliance with all environmental regulations will be handled through the Site Plan review process.

**VII. Community Outreach/Notification**

- Legal notice was posted on the property on March 18.
- Letters were sent to the Talbot Hall Civic League on April 4.
- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Notice was sent to the civic leagues by the Department of Communications on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 10 and 17.

**VIII. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

**Supporting Material from the Department of Planning and Community Development:**

- Proposed PD Text
- Location Map
- Zoning Map
- *plaNorfolk2030* Revised Future Land Use Map
- Application – Text Amendment
- Application – Rezoning
- Conceptual Site Plan
- Letter to the civic league



## **Proponents and Opponents**

### **Proponents Present at Public Hearing (65)**

Billy Dashiell, P.E. – Applicant  
6919 Catherine Street  
Norfolk, VA 23505

Tim Trant – Representative, legal counsel  
Kaufman & Canoles, P.C.  
150 West Main Street, Suite 2100  
Norfolk, VA 23510

Virginia G. DiStanislao – Property Owner Representative, Episcopal Diocese of Southern Virginia  
1570 Brandon Avenue  
Petersburg, VA 23805

Samuel J. Webster – Chancellor, Episcopal Diocese of Southern Virginia  
7300 Woodway Lane  
Norfolk, VA 23505

Jim McDonnell – President, Talbot Park Civic League  
218 Sinclair Street  
Norfolk, VA 23505

Brad Klavan  
502 Talbot Hall Road  
Norfolk, VA 23505

Tyler A. Leibach  
523 Oak Grove Rd  
Norfolk, VA 23505

Patrick Yockey  
214 Carlisle Way  
Norfolk, VA 23505

Kenneth Paulson  
2071 E. Ocean View Ave  
Norfolk, VA 23503

Richard L.H. Joyner  
206 Sinclair Street  
Norfolk, VA 23505

Neal Crawford  
1401 Old Brandon Ave  
Norfolk, VA 23507

David Olszowy  
228 Talbot Hall Road  
Norfolk, VA 23505

Edna C. Riddick  
5500 Sandpiper Lane  
Norfolk, VA 23502

George Grinnan  
508 Brackenridge Ave  
Norfolk, VA 23505

Shirley Robinson  
506 Oak Grove Road  
Norfolk, VA 23505

Joseph Sensi, Capt. USN  
6811 Caroline Street  
Norfolk, VA 23505

Lyle Beckner  
40 Rader Street  
Norfolk, VA 23510

David White  
508 Carlisle Way  
Norfolk VA 23505

Curtis Dashiell  
1316 Mallory Court  
Norfolk, VA 23507

Frederick Simpson  
6015 Eastwood Terrace  
Norfolk, VA 23508

Wendy Howlett-Holley  
1514 Norway Court  
Norfolk, VA 23509

Joe Covington  
6061 River Crescent  
Norfolk, VA 23505

Carol Forrester  
310 Fairfax Ave  
Norfolk, VA 23507

Judy Dashiell  
6919 Catherine Street  
Norfolk, VA 23505

Floyd A. Howlett  
106 Willow Wood Drive  
Norfolk, VA 23505

Penelope West  
1020 North Shore Road  
Norfolk, VA 23505

Steven B. Hall  
5404 Studeley Ave  
Norfolk, VA 23508

Howard Simpson  
3502 Norway Place  
Norfolk, VA 23509

John Page Simpson IV  
6034 Newport Crescent  
Norfolk, VA 23505

Lisa Carroll  
501 Brackenridge Ave  
Norfolk, VA 23505

James L. Smith  
5801 Harbour View Boulevard  
Suffolk, VA 23435

Judy Blackman  
1352 Cornwall Place  
Norfolk, VA 23508

Katherine Dashiell  
1052 North Lexan  
Norfolk, VA 23508

Mary-Dolph Simpson  
3502 Norway Place  
Norfolk, VA 23507

Michael Holley  
1514 Norway Court  
Norfolk, VA 23509

David West  
1020 North Shore Road  
Norfolk, VA 23505

John W. Vellines  
1321 Rockbridge Road  
Norfolk, VA 23508

Edmund Pickup, Jr.  
400 N. High Street  
Franklin, VA 23851

Blair Simpson  
6015 Eastwood Terrace  
Norfolk, VA 23508

Susan Brown  
1501 Eleanor Court  
Norfolk, VA 23508

Robert Brown  
6029 Westwood Terrace  
Norfolk, VA 23508

Tom Lira  
1320 Harmott Ave  
Norfolk, VA 23509

John Benedict  
904 Hanover Ave  
Norfolk, VA 23508

Sioney L. Cherry III  
811 Bishopsgate Lane  
Virginia Beach, VA 23452

Sharon M. Sensi  
6811 Caroline Street  
Norfolk, VA 23505

Willy Wood  
150 West Belvedere Road  
Norfolk, VA 23505

Madelyn R. Sawyer  
521 Oak Grove Road  
Norfolk, VA 23505

Amy S. Flora  
772 W. 52<sup>nd</sup> Street  
Norfolk, VA 23508

Betty Ann Fitzpatrick  
7432 North Shore Road  
Norfolk, VA 23505

Ed Fitzpatrick  
7432 North Shore Road  
Norfolk, VA 23505

Gatewood Dashiell  
1002 Covington Lane  
Norfolk, VA 23507

Robin H. Putnam  
5404 Studeley Ave  
Norfolk, VA 23508

David Twardzol  
1023 Bolling Ave  
Norfolk, VA 23508

Jill Baker  
1337 Fordyce Drive  
Chesapeake, VA 23322

Kristin Crawford  
40 Radar Street, # 409  
Norfolk, VA 23510

Lucius Breeden  
1306 Rockbridge Ave  
Norfolk, VA 23508

Joshua Priest  
5408 Rolfe Ave  
Norfolk, VA 23508

Karen Crawford  
1401 Old Brandon Ave  
Norfolk, VA 23507

Elizabeth Smith  
324 Court Street  
Portsmouth, VA 23704



Chris Kanter  
7429 Shirland Ave  
Norfolk, VA 23505

Lillian McLemore  
1348 Sussex Place  
Norfolk, VA 23508

Tazewell Taylor  
510 Brackenridge Ave  
Norfolk, VA 23505

Becky Lovelace  
101 W. Main Street, # 1000  
Norfolk, VA 23510

Ryan King  
1225 Magnolia Ave  
Norfolk, VA 23510

Joe Antle  
3917 Meeting House Road  
Virginia Beach, VA 23455

**Opponents Present at Public Hearing (28)**

Lewis J. Taylor – Chair, The Talbot Hall Foundation, Inc.  
516 Oak Grove Road  
Norfolk, VA 23505

Mark Perreault – Vice-Chair, The Talbot Hall Foundation, Inc.  
950 Hanover Avenue  
Norfolk, VA 23508

Danielle M. Kruer, Esq. – Representative, legal counsel for The Talbot Hall Foundation, Inc.  
Ventker & Warman, PLLC  
740 Duke Street, Suite 120  
Norfolk, VA 23510

Justin Sarafin – Preservation Virginia, Director of Preservation Initiatives and Engagement  
1001 Page Street  
Charlottesville, VA 22903

Alice Allen-Grimes  
1322 Mallory Court  
Norfolk, VA 23507

Jennifer Sleeper  
254 LaValette Ave  
Norfolk, VA 23504

Karen M.K. Perreault  
950 Hanover Ave  
Norfolk, VA 23508

Tim Bentley  
7604 Gleneagle Road  
Norfolk, VA 23505

Mrs. Patricia Harris  
111 Elwood Ave  
Norfolk, VA 23505

Thomas J. Hams  
111 Elwood Ave  
Norfolk, VA 23505

Elizabeth P. Williams  
7900 North Shore Road  
Norfolk, VA 23505

Joanne Blandford  
511 Talbot Hall Road  
Norfolk, VA 23505

Lynne Barrett  
506 Talbot Hall Road  
Norfolk, VA 23505

Leonard E. Colvin  
974 Rugby Street  
Norfolk, VA 23504

Mary Louise O'Brien  
520 Talbot Hall Road  
Norfolk, VA 23505

Peter T. Underwood  
514 Talbot Hall Road  
Norfolk, VA 23505

Ann Fitzgibbon  
5037 Pleasant Ave  
Norfolk, VA 23518

Christopher O'Brien  
521 Boissenvain Ave, Apt 25 C  
Norfolk, VA 23507

Dr. John Kuehl  
5635 Shenandoah Ave  
Norfolk, VA 23509

Judith Caster Tazewell  
149 Broad Street  
Portsmouth, VA 23707

Thomas D. Barrett Jr  
506 Talbot Hall Road  
Norfolk, VA 23505

Amy Water Yarsingke  
4305 Gosnold Ave  
Norfolk, VA 23508

Anne Richardson  
514 Carlisle Way  
Norfolk, VA 23505

Stephen T. Dexter  
509 Carlisle Way  
Norfolk, VA 23505

Lynn Roth Taylor  
516 Oak Grove Road  
Norfolk, VA 23505

Joyce Neff  
6603 Catherine Street  
Norfolk, VA 23505

Joanne Berkley  
1419 Buckingham Ave  
Norfolk, VA 23508


Mrs. William A. Redfern, Jr.  
7432 Pinecroft Lane  
Norfolk, VA 23505

**Persons Signed-In, no position stated (2)**


Marjorie Mayfield Jackson – Executive Director, Elizabeth River Project  
475 Water Street  
Portsmouth, VA 23704

James E. Forrester  
310 Fairfax Avenue  
Norfolk, VA 23507

04/18/2014 tsv

Form and Correctness Approved: 

By

  
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 600 TALBOT HALL ROAD FROM INSTITUTIONAL TO SINGLE FAMILY SUBURBAN.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the property located at 600 Talbot Hall Road is hereby changed from Institutional to Single Family Suburban. The property which is the subject of this change in land use designation is more fully described as follows:

Property generally bounded on the west and south by the Lafayette River, on the northwest by Crab Creek, on the east by Caroline Street, and on the north by properties of Caroline B. Talbot; premises numbered 600 Talbot Hall Road.

Section 2:- That this ordinance shall be in effect from the date of its adoption.



04/16/2014 tsv

Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO AMEND CHAPTER 27 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE TALBOT HALL RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PD-R TALBOT HALL) .

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) is hereby amended and reordained by adding thereto a new enumerated section, including subsections, entitled "Talbot Hall Residential Planned Development District (PD-R Talbot Hall)" and containing text and a table as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (2 pages)

## EXHIBIT A

### 27-39 Talbot Hall Residential Planned Development (PD-R Talbot Hall).

- 27-39.1 *Purpose statement.* The Talbot Hall Planned Development Residential District is intended to permit the development of single-family homes and the preservation of the historic Talbot Hall manor house, constructed in 1799 on an site encompassing 9.2 acres.
- 27-39.2 *Land uses.* Uses in the district shall be permitted by right or by special exception as specified in Table 27-39-A – Table of Land Uses and shall be restricted to the uses listed therein.
- 27-39.3 *Maximum density.* Not more than 14 single-family dwellings shall be constructed within the district.
- 27-39.4 *Maximum building height.* The maximum building height for single-family dwellings shall be 35 feet.
- 27-39.5 *Parking requirements.* At least two (2) off-street parking spaces shall be provided for each single-family dwelling.
- 27-39.6 *Yard requirements.* The following minimum yards are required:
- (a) Front yard: 15 feet.
  - (b) Side yard: 5 feet.
  - (c) Rear yard: 50 feet.
- 27-39.7 *Buffer yard.* A buffer yard not less than fifty (50) feet in width shall be maintained between the delineated upper limits of wetlands as defined under applicable provisions of state law and any principal or accessory structure. No building shall be located within this buffer yard.
- 27-39.8 *Talbot Hall Preservation.* The existing Talbot Hall manor house shall be preserved on its own lot with a minimum of 200 feet of frontage along a public street.

**PD-R TALBOT HALL**  
**TABLE 27-39-A – TABLE OF LAND USES**

LAND USES  P = Permitted Use S = Special Exception Use	DISTRICT	COMMENTS
	PD-R TALBOT HALL	
<b>RESIDENTIAL USES</b>		
Single-Family	P	No more than 25 units permitted
Multi-Family (7 or more units)	P	No more than 156 units permitted
<b>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</b>		
Governmental Operations (non-industrial)	P	
Recreation Center, Community (private)	P	
Park	P	
Utility Facility	P	



04/18/2014 tsv

Form and Correctness Approved: *RAP*

By *Admonault*  
Office of the City Attorney

Contents Approved:

By *Deonca M. Newen*  
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 600 TALBOT HALL ROAD FROM IN-1 (INSTITUTIONAL) TO PD-R TALBOT HALL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 600 Talbot Hall Road is hereby rezoned from IN-1 (Institutional) District to PD-R Talbot Hall (Talbot Hall Residential Planned Development) District. The property which is the subject of this rezoning is more fully described as follows:

Property generally bounded on the west and south by the Lafayette River, on the northwest by Crab Creek, on the east by Caroline Street, and on the north by properties of Caroline B. Talbot; premises numbered 600 Talbot Hall Road.

Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

## EXHIBIT A

### 27-39 Talbot Hall Residential Planned Development (PD-R Talbot Hall).

- 27-39.1 *Purpose statement.* The Talbot Hall Planned Development Residential District is intended to permit the development of single-family homes and the preservation of the historic Talbot Hall manor house, constructed in 1799 on an site encompassing 9.2 acres.
- 27-39.2 *Land uses.* Uses in the district shall be permitted by right or by special exception as specified in Table 27-39-A – Table of Land Uses and shall be restricted to the uses listed therein.
- 27-39.3 *Maximum density.* Not more than 14 single-family dwellings shall be constructed within the district.
- 27-39.4 *Maximum building height.* The maximum building height for single-family dwellings shall be 35 feet.
- 27-39.5 *Parking requirements.* At least two (2) off-street parking spaces shall be provided for each single-family dwelling.
- 27-39.6 *Yard requirements.* The following minimum yards are required:
- (a) Front yard: 15 feet.
  - (b) Side yard: 5 feet.
  - (c) Rear yard: 50 feet.
- 27-39.7 *Buffer yard.* A buffer yard not less than fifty (50) feet in width shall be maintained between the delineated upper limits of wetlands as defined under applicable provision of state law and any principal or accessory structure. No building shall be located within this buffer yard.
- 27-39.8 *Talbot Hall Preservation.* The existing Talbot Hall manor house shall be preserved on its own lot with a minimum of 200 feet of frontage along a public street.



Location Map



TALBOT HALL WEST, LLC

MISCELLANEOUS STREET

CAROLINE STREET

CARLISLE WAY





# Zoning Map





# Future Land Use Map

TALBOT HALL WEST, LLC

MISCELLANEOUS STREET

CAROLINE STREET

CARLISLE WAY

TALBOT HALL ROAD

	Commercial		Multifamily		Single Family Suburban
	Downtown		Multifamily Corridor		Single Family Traditional
	Industrial		Office		Single Family Urban
	Institutional		Open Space/Recreation		Utility/Transportation
	Military		Residential Mixed		

0 45 90 180 Feet





## APPLICATION TEXT AMENDMENT

Date of application: 3/6/14

### Zoning Ordinance Text Amendment

Amend Section(s) \_\_\_\_\_  
Add New Section(s) \_\_\_\_\_

### APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Talbot Hall West LLC (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1225 West 26<sup>th</sup> Street

(City) Norfolk (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 435-1073 Fax (757) 627-5458

E-mail address of applicant: Billy@rygroup.net

2. Name of property owner: (Last) Episcopal Diocese of Southern Virginia (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 600 Talbot Hall Road

(City) Norfolk (State) VA (Zip Code) 23505

Daytime telephone number of owner (757) 213-3378 Fax number ( ) \_\_\_\_\_

### DESCRIPTION OF AMENDMENT

Purpose of Amendment Create a  
for New <sup>RESIDENTIAL</sup> Subdivision on western edge of  
Talbot Park neighborhood in Norfolk VA

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



Text Amendment  
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**CIVIC LEAGUE INFORMATION**

Civic League contact: Jim McDermott 757 477-3609

Date(s) contacted: December 15, 2013

Ward/Super Ward information: WARD 1, SUPERWARD 6

**REQUIRED ATTACHMENTS**

- ✓ Language for the text amendment (\*see Example attached).
- ✓ Required application fee, **\$420.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Ed Tracy Sign: Ed Tracy 3, 7, 2014  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Talbot Hall West LLC Sign: Talbot Hall West LLC 3, 6, 14  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



## APPLICATION CHANGE OF ZONING

Date of application: March 3, 2014

### Change of Zoning

From: IN Zoning To: PD-R Zoning

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 600 (Street Name) Talbot Hall Road

Existing Use of Property: Diocese Headquarters office and church  
conference and retreat location

Proposed Use 14 single family lots

Proposed Building Square Footage 14 single family homes

Trade Name of Business (If applicable) -NA-

### APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) TALBOT HALL WEST LLC (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1225 WEST 26th Street

(City) Norfolk (State) VA (Zip Code) 23508

Daytime telephone number of applicant (757) 435-1073 Fax (757) 627-5458

E-mail address of applicant: Billy@rggroup.net

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised July, 2013)



Rezoning  
Page 2

Episcopal Diocese of Southern Virginia

2. Name of property owner: (Last) \_\_\_\_\_ First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 600 TALBOT HALL ROAD

(City) Norfolk (State) VA (Zip Code) 23505

Daytime telephone number of owner (757) 213 3378 Fax number ( ) NA

**CIVIC LEAGUE INFORMATION**

Civic League contact: Mr. James McDonnell 757 477-3609

Date(s) contacted: DECEMBER 15 2013

Ward/Super Ward information: WARD 1, Andy Profyrow, SUPER WARD 6 (Barclay Win)

**REQUIRED ATTACHMENTS**

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
  - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: Ed Tracy Sign: [Signature] 3, 7, 2014  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Talbot Hall West Sign: [Signature] 13/6/14  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised July, 2013)

**Talbot Hall West, LLC**

1225 West 26<sup>th</sup> Street  
Norfolk, VA 23508

March 3, 2014

Department of Planning & Community Development  
810 Union Street, Room 508  
Norfolk, VA 23510

Ref: Re-Zoning Request  
600 Talbot Hall Road  
Norfolk, VA

Sirs,

Attached is the application and fee for the re-zoning of 600 Talbot Hall Road. I have included the Zoning Ordinance Text Amendment and the Change of Zoning Application. Attached are checks in the amount of \$705.00 and \$420.00.

The following is our description and detail of our request.

600 Talbot Hall is an approximate 7.0 acre track of land that houses the Headquarters Office, Conference Center and Bishop's Residence for the Episcopal Diocese of Southern Virginia. The property is currently zoned Institutional.

We formally request that the majority of the property, approximately 6.5 acres, be re-zoned into a Planned Development to contain 14 single family lots zoned R-7 One Family District. See attached site plan.

The current 1800 Manor House and approximately 0.43 acres lot will remain zoned Institutional. See attached site plan.

Some of the characteristics of the Planned Development (PD)

50 right away for the main entrance into the development – parking on both sides of the street

40 right away on each street as they head north and south – parking on one side of the street

Side walk on one side of the street

15'-0" setback from city's street right away

5'-0" setback from side lot property lines

10'-0" setback from rear property line

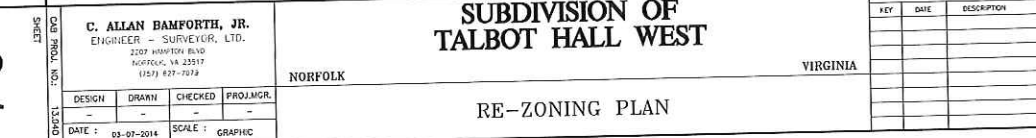
If you have any questions, please contact our office. 757 435-1073 or [billy@rggroup.net](mailto:billy@rggroup.net)

Sincerely,

A handwritten signature in black ink, appearing to read "William E Dashiell". The signature is fluid and cursive, with the first name "William" being more prominent.

William E Dashiell, P.E

Talbot Hall West, LLC



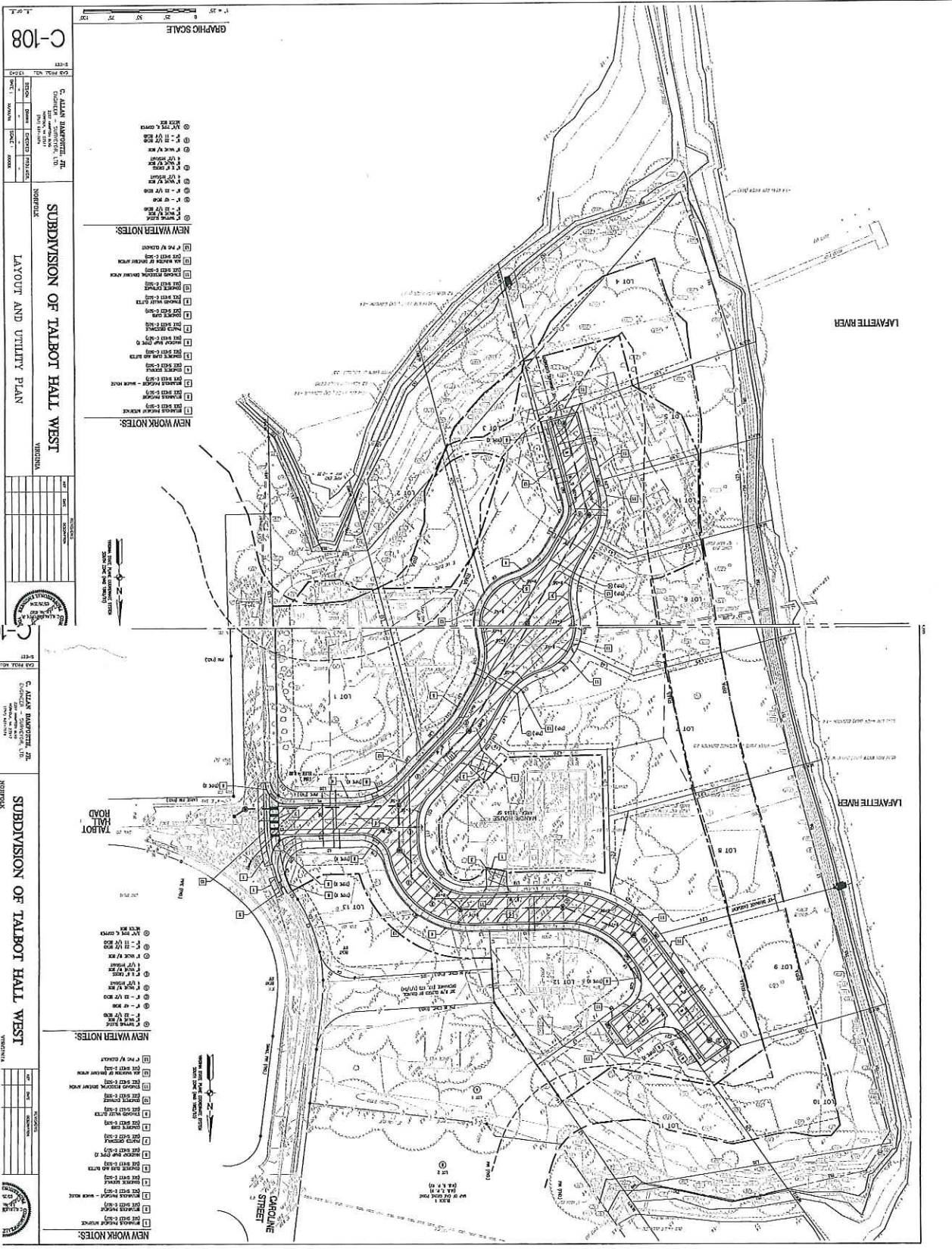
## RE-ZONING PLAN

VIRGINIA

[illegible]

DESIGN	DRAWN	CHECKED	PROJ.MGR.
-	-	-	-
DATE : 03-07-2014		SCALE : GRAPHIC	





**C-108**

**SUBDIVISION OF TALBOT HALL WEST**

**LAYOUT AND UTILITY PLAN**

**DATE** \_\_\_\_\_

**BY** \_\_\_\_\_

**CHECKED** \_\_\_\_\_

**APPROVED** \_\_\_\_\_

**SCALE** \_\_\_\_\_

**PROJECT** \_\_\_\_\_

**CLIENT** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_

**REGISTERED PROFESSIONAL ENGINEER**

**STATE OF MISSISSIPPI**

**NO. 12345**

**DATE OF EXPIRATION** \_\_\_\_\_

**C-108**

**SUBDIVISION OF TALBOT HALL WEST**

**LAYOUT AND UTILITY PLAN**

**DATE** \_\_\_\_\_

**BY** \_\_\_\_\_

**CHECKED** \_\_\_\_\_

**APPROVED** \_\_\_\_\_

**SCALE** \_\_\_\_\_

**PROJECT** \_\_\_\_\_

**CLIENT** \_\_\_\_\_

**ENGINEER** \_\_\_\_\_

**REGISTERED PROFESSIONAL ENGINEER**

**STATE OF MISSISSIPPI**

**NO. 12345**

**DATE OF EXPIRATION** \_\_\_\_\_



April 3, 2014

Mr. James McDonnell  
218 Sinclair Street  
Norfolk, Virginia 23505

Dear Mr. McDonnell:

The Planning Department has received an application to create and implement the Talbot Hall Manor Planned Development) district on the property located at 600 Talbot Hall Road.

These items are tentatively scheduled for the April 24, 2014 City Planning Commission public hearing.

**Summary**

This request would allow the development of 14 single-family homes and the preservation of the historic Talbot Hall Manor House.

If you would like additional information on the request, you may contact the applicant, William E. Dashiell at (757) 435-1073 or you may telephone Leonard M. Newcomb III at (757) 664-4764. A copy of the application is enclosed.

Sincerely,

  
Leonard M. Newcomb III  
Land Use Services Manager

cc: Carlton Ransom, Senior Neighborhood Development Specialist  
[Carlton.Ransom@norfolk.gov](mailto:Carlton.Ransom@norfolk.gov) or (757) 823-4206



**Talbot Park Civic League Update**  
**~Comments/Updates**  
**~Meeting, 4 February 2014**

**~Updates:**

**Crime:** We had two larcenies from auto on 13 February. Both cars were left unlocked. Incidents occurred at the 200 block of Talbot Hall and the 400 block of Breckenridge. These were reported to NPD. There were a string of these on 13 Feb from Painter St to Bondale.

It appears that the "Gutter Thieves" are back, and they have been working in the Larchmont/Edgewater area. 2-4 men have been seen driving around in a pick up truck looking for opportunities to steal cooper gutters from homes. Keep an eye out for this, and report anything suspicious by calling 911. Also, if you see a truck with used gutters in the back of it, please try to get a good description of the truck and call 911. This is how the some of these thieves were caught last time. Feel free to call me to discuss  
-477.3609

**Wards Corner:**

HARRIS TEETER OPENS TOMORROW, 19 FEB @ 8AM!! There will be a grand opening ceremony at 8am with Mayor Paul Fraim. In addition, the following stores will also open: Starbucks, Subway, Sleepy's Mattresses, and Albano Cleaners.

**~February 4 Civic League Meeting Notes:**

President Jim McDonnell called to order the meeting of the Talbot Hall Civic League at 7:05 PM. Mr. McDonnell asked that all present sign in at the notebook on the central table. All those in attendance introduced themselves and listed their address in the neighborhood. Approx 35 residents were in attendance. Martin Thomas Jr, Vice Chair of the Norfolk Planning Commission was also present. He was invited to attend by Mr. McDonnell as our special guest.

Crime Report & Neighborhood Update: There was no official report because the police officer was not present. Mr. McDonnell reported that there had been very little crime activity in recent months and nothing reported by residents. Mr. McDonnell reminded everyone to be vigilant and to report all suspicious activity by calling 911 and the police determine next steps.



Objectives for 2014 Mr. McDonnell announced 3 main objectives for the Talbot Park Civic League to achieve in this calendar. 1) He wants a 2<sup>nd</sup> vice president, a secretary, and a social chairperson. 2) Development of a social committee, led by the social chairperson. 3) Decision on a meeting schedule for the Civic League. Mr. McDonnell communicated this prior to meeting in the meeting announcement.

Anne Richardson, TPCL member, volunteered to be the new secretary. A motion was made on the floor to nominate Anne Richardson for the office of secretary of the TPCL. The motion was seconded and passed by a voice vote.

Discussion followed on the TPCL meeting schedule. The TPCL bylaws were discussed. The general consensus is that the bylaws should be followed but that the bylaws need to be updated. For example, TPCL Treasurer Barbara King stated that current bylaws state that the group meets monthly but attendance is very low. Mr. McDonnell proposed meeting every other month. Quarterly or when deemed necessary was also discussed. Almost everyone favored meeting every other month. A revision of the bylaws would be necessary to formally change the current meeting schedule and make other revisions such as including the new position of Block Captain Coordinator. Many attendees indicated that they liked having the block captains meet monthly, with a general membership meeting every other month during the school year. No vote was taken. A certain number of meetings must be held each year in order to maintain the TPCL's current status as a limited liability corporation in the Commonwealth of Virginia. Mr. McDonnell asked for volunteers to work on these revisions with the objective to be completed by the fall. Mr. McDonnell thanked Barbara for working on this.

### **Norfolk Economic Development Update**

Mr. McDonnell provided the following updates:

At the K & K Square corner of Ward's Corner, the Harris-Teeter grocery store, Starbucks, Subway, Sleepy's Mattresses, and Albano Cleaners will all open for business on Wednesday, February 19, 2014.

Coming in mid-March, 2014 will be Moe's Southwest Grill, Great Clips and nTelos Wireless.

TowneBank is scheduled to open in May or June, 2014. The Perry family, owners of K & K Square, hope to have a locally owned restaurant come into



the building on Louisiana Street. Mr. McDonnell urged members to contact any restaurant owners they may know and encourage them to look into this new location.

At the Midtown Shopping Center, across W Little Creek Rd from K & K Square, a Firehouse Subs is scheduled to open soon. It will be located to the left of Pearle Vision.

Kroger's lease was not renewed, so it will be leaving the area in less than two years. The owners of the land that extends from the Shell Gas Station and includes the land where Farm Fresh sits are considering redevelopment. It is possible that Farm Fresh will be leaving the Ward's Corner area.

The Commonwealth's Attorney satellite office located in the Workplace Development Building next to the Krogers will be staying in the same location. The program of having a Commonwealth's Attorney satellite office out in the community has been very successful, with a drop in crime.

Denby Park Update: Several buildings in the 300 block of E Little Creek Rd are scheduled for demolition, specifically 308, 317, 319, 321, and 325 East Little Creek Rd, plus 328, 334 and 338 Fort Worth Avenue.

DePaul Hospital: Construction was halted for weeks after the realization that support pilings would have to be dug much deeper. The new four-story medical office building is scheduled for completion in late Fall, 2014.

Outlet Mall at Lake Wright Golf Course: The Golf Course currently needs \$500,000 annually from the city to operate. The tax revenue from an outlet mall would be \$3 million – \$4 million annually.

Martin Thomas Jr; a resident of the Ward's Corner area, member of the Ward's Corner Civic League, and a member of the City of Norfolk's Planning Commission, updated the TPCL on the status of Meadowbrook School, which has been empty for several years. The City of Norfolk owns this land. The fire house across the street is antiquated. The land could be used for a new fire house. Surrounding property could become open space for citizens. Mr. Thomas stressed that, unlike other cities in the country, the City of Norfolk listens very carefully to the wishes of Civic Leagues in our communities.



Military Circle is a concern to the City and its rejuvenation has become a high priority for the Department of Economic Development and Planning Commission and the City of Norfolk.

Talbot Hall Update: Mr. McDonnell started the discussion on the redevelopment of the Talbot Hall parcel by passing out presentation/booklets prepared by Harvey Lindsey with schematics that included various schematics and proposals for the marketing of the Talbot Hall property. These were the same booklets that were reviewed during the Oct 7 civic league meeting last year. Talbot Hall is under contract with Talbot Hall West, LLC. All members from Talbot ParkWest are Norfolk residents. Plans include 14 homes on the property. Plans include extending Talbot Hall Rd into this section. Each home will be on approx 1/2 acre. Mr. McDonnell stated that he supports the purchase plan offered by the Talbot Hall West LLC because of the support by residents from meetings, phone calls and emails, and because it is a very good plan- a much better one than what could have taken place in terms of many other alternative projects without input from residents and little control from downtown. Mr. McDonnell informed everyone that has met with the Reverend Holly Hollerith, Bishop of the Episcopal Diocese of Southern Virginia, and Mr. William Dashiell, one of the members of the Talbot Park West LLC and discussed the plans.

Almost everyone attending the civic league meeting voiced their support for this project. Mr. McDonnell believes that it is a solid one and that the contract is also solid. Mr. McDonnell has invited the families that will be moving into Talbot Park to our next meeting. A meeting date has not been set. The plans will also be available for everyone to review. Many residents commented that this is a very desirable project, and one that has been discussed for years. Former TPCL President Tim Smith stated that this concept was a popular subject when he was president over ten years ago.

Mr. Jay Taylor, a longtime homeowner on Oak Grove Rd, a member of the TPCL, and the President of the Talbot Hall Foundation, gave a report that offered a different plan for Talbot Hall. Mr. Taylor and his group want to maintain the current open space and viewshed between the 1790's manor house and the riverfront. The plan offered by the Talbot Park West LLC calls for two single family lots to be located in this space, leaving only a small slice of river view between the two homes to be built. Mr. Taylor and his group feel strongly that this plan does not preserve Talbot Hall. Such a plan removes the home from its 225 year old historic context and destroys its



viewshed. Mr. Taylor's compromise plan calls for the open space in front of Talbot Hall to remain undeveloped, preserving some historicity and context for the manor house.

A discussion followed. Some questioned why the manor house had never achieved Historic Landmark status. Mr. Jim O'Brien commented that even if this status had been achieved, it was not guarantee of protection. Others commented that they much preferred low density housing with large lots to an alternative such as condominiums, commercial/institutional use or occupancy by a group such as the YWCA, which sometimes has offered support to victims of domestic abuse.

TPCL discussed a flyer that was passed out on Saturday, February 1, 2014 by members of the Preservation Norfolk Alliance. The flyer listed the names and contact information of City Council members and local civic league leaders, including Mr. McDonnell. Mr. McDonnell's name and phone number were on the letter, and Mr. McDonnell he did not know about the flyer until he received one. Mr. Taylor stressed that he and the Talbot Hall Foundation had nothing to do with the flyer.

Before construction can formally begin, the property must be rezoned to for residential use. One TPCL member stated that the group should adhere to the position that the TPCL took some years ago of preferring that the Talbot Park property be rezoned as R-5 or R-6 should a redevelopment issue ever come to pass. The property is currently zoned institutional and can be developed (to include removing the Manor House) without any or very little input from the civic league, the planning commission or city council due it's current zoning status.

Mr. Dexter Rumsey said that a neighbor had complained to him about school buses going down her street. This apparently happened because construction on neighborhood corners made it necessary to temporarily reroute school buses. Mr. Rumsey researched the issue and learned that the TPCL has no jurisdiction over street maintenance or school bus routes. Mr. Rumsey called for a round of applause for the longstanding efforts of the TPCL President Mr. Jim McDonnell.

Kathy Scherberger provided a brief update to the block captains. Mr. McDonnell recognized Kathy's hard work and dedication to our neighborhood as block captain coordinator and for taking on such a challenging task.



Mr. McDonnell adjourned the TPCL meeting at 8:32 PM.

The logo features the text "TALBOT PARK CIVIC LEAGUE" in a serif font above the word "UPDATE" in a larger, bold, sans-serif font. To the right of the text is a stylized graphic of a sailboat's sail, divided into blue, white, and red sections, set against a yellow background with wavy lines above and below.

## TALBOT PARK CIVIC LEAGUE UPDATE

October 18, 2013

Mr. William E. Dashiell  
Talbot Hall West LLC

Subject: Residential Development  
Talbot Hall  
Norfolk, VA

Mr. Dashiell

I want to provide you an update from our most recent Talbot Park Civic League meeting (8 October) on the subject of Talbot Hall. I have since had several conversations with other residents in Talbot Park. We dedicated over half of the civic league meeting to this popular topic, and the discussion became very positive when the "residential" or "community" type development was tabled. No one is in favor of an "institutional" type project largely because of the fears of additional traffic, service trucks in and out, and all of the other things that are common with institutions. Some commented that the Talbot Family would never have gifted this property to later be sold to an institution against the wishes of the residents of Talbot Park.

Harvey Lindsey provided me (at my request) copies of the various schematics and uses for Talbot Hall, and I allowed everyone to review and study them. While I did not mention your name, I did mention that there are some local lifelong Norfolk residents interested in pursuing an extension of Talbot Park by adding 14 new homes in a low density neighborhood extension. Extending and enhancing Talbot Park by adding homes was very popular. The feedback was very positive; especially those residing on Talbot Hall Road. The possibility that the Diocese would honor and work with your group to leave the Manor House in place was very well received. A residential development would require a zoning change. **During the Civic League meeting everyone unanimously supported the proposed low density neighborhood development and the required zoning change.**

Our biggest fear is an outside investor comes in and buys Talbot Park with the desire to profitably develop the site that does not complement our peaceful and historic neighborhood. We worry that this option could include townhomes and other residential properties in a high density setting. With the minimum lot sizes in Norfolk, the site could support 35-40 residential lots. This would damage the tranquility of our neighborhood.

Also any proposed "institution" will be met with "great resistance" by the Civil League. We would return to the subject of why and the reasons the Diocese is selling this property that was given to them by the Talbot Family.

I have also personally discussed the property and your proposed development with Mayor Fraim, Councilman Protogyrou, Councilman Winn and Councilwoman Whibley. They are very comfortable and excited with the proposed development and adding new homes in Talbot Park. They believe that the development would blend and complement our great neighborhood. It's also an opportunity for the city to collect additional real estate tax. I have also discussed this with Martin Thomas, Jr; Vice Chair of Norfolk's Planning Commission and he said that he would support your project since the neighborhood and civic league is in support.

I hope that the Bishop and his committee will consider your proposal.

Thank you for your time and interest in Talbot Park. It's a special place, and I wish you success.

Regards

**Jim McDonnell**

**President, Talbot Park Civic League**

**c# 757.477.3609**



Talbot Park Civic League  
Norfolk, Virginia

Presented to the Norfolk Planning Commission, Norfolk City Planning Office, Norfolk City Council and the Norfolk City Manager on July 22, 2004.

Norfolk City Leaders,

The Talbot Park neighborhood represents one of Norfolk's most sought after places to live. The homes in Talbot Park span over 80 years of Norfolk's historic past. The lots are large; the homes are well maintained; the trees are large and beautiful; and the neighborhood is centrally located to anyplace in Norfolk you want to go.

The Talbot Park neighborhood is part of the greater Talbot Park Planning District (#36) and is bordered on the East by Granby Street, on the South Whiting Street through to the Lafayette River, on the West by the Lafayette River and Crab Creek and to the North by Oxford Street and Granby Elementary.

Talbot Park has done well to maintain the value of its homes. The residents and homeowners of Talbot Park are solely responsible for the success of their neighborhood and should be commended for all their hard work and investment. The residents and homeowners of Talbot Park have also shown their commitment to the City of Norfolk through the active involvement of their civic league working with city leaders, department heads and with the Wards Corner Partnership to help steer Norfolk to a prosperous future through the redevelopment of the Wards Corner Area. Talbot Park is truly part of what makes Norfolk a great place to live.

The residents and homeowners of Talbot Park wish to preserve the character and history of their neighborhood and are asking for the following considerations by their city planners and city leaders;

- We ask that the current housing density in Talbot Park be maintained. Currently there are four zones in Talbot Park R5, R6, R7 and IN-1.
- We ask that no variances be granted for new home construction that would violate the current zoning requirements for lot frontage and setback in their respective zones.
- \* • We ask that in the event of the sale or change of ownership of any of the properties currently occupying the IN-1 zoned lots within Talbot Park, if a zoning change is requested, that only the R5, R6, and R7 zones be considered and that no zone densities greater than R7 be granted within Talbot Park.
- That any zoning variance request be presented to the Talbot Park Civic League for consideration and comment by the members of the league at a regularly scheduled general meeting. Currently the Talbot Park Civic League meets the

third Tuesday of every month. This is currently part of the Zoning Variance Request form and we are only asking that it be enforced.

There are approximately 270 homes in Talbot Park with room for about 10 more homes without any variances in the zoning requirements. The residents and homeowners of Talbot Park are comfortable with the current density and feel this is what makes this area so desirable to live in and helps to maintain the value of the homes.

We feel Talbot Park fits well into the plan by Norfolk to bring homeowners back to our city. Talbot Park must be maintained at current density levels to offer those who want a well built home in an established neighborhood, on a larger lot, a place to live in Norfolk.

With the future redevelopment of Wards Corner, the current real estate market and the trend leaning towards building larger homes on smaller lots, the members of the Talbot Park Civic League have discussed and voted on this issue and would like to make our thoughts and recommendations known to the city planners and leaders through this position letter.

The residents and homeowners of Talbot Park thank you for your consideration in this matter and thank you for your service to the residents and voters of Norfolk.

- A draft of this letter was published in the Talbot Park Civic League newsletter, The Talbot Park Post, and delivered to all the homes in Talbot Park for review and comment.
- The final draft of this letter was voted on and passed unanimously by the residents of the Talbot Park Civic League at the regularly scheduled meeting on June 16, 2004.

Two additional concerns for the residents in Talbot Park are:

1. Some of the apartments in the Talbot Park Planning District were allowed to obtain Section 8 funding over eight years ago. And since then there has been a noticeable decline in the quality of tenant base in these apartments. We have seen an increase of complaints by our residents at our civic meetings concerning traffic speed and volume along Newport Avenue and through the 100 & 200 blocks between Newport Avenue & Granby Streets.

The specific concerns are with the elimination of the blight in the Texas street area of Wards Corner. While we, as a civic league, support the efforts of our city leaders to eliminate the illegal activities and blight in our back yard, we ask that our city leaders NOT allow the bad element of our city to simply move their operation into the apartment complexes located adjacent to Talbot Park, Riverpoint, Belvedere and Wards Corner neighborhoods.

With the revitalization of Wards Corner and the surrounding areas, we would support any developer that would be willing to redevelop any or all of the R-12 & R-13 zones in the Talbot Park Planning District and build waterfront condos or townhouses similar to those downtown and in East Beach.

We feel this would complement the surrounding single-family homes better than the apartments do now.

2. That the JCC property open-area be maintained at its current acreage. We feel that the open area will be an asset to the surrounding neighborhoods and will be instrumental in helping Norfolk's newest recreational facility be successful.

We feel that the success of the Wards Corner Revitalization and the new recreational facility are tied to each other and that the large open area plays a major roll in this success.



Daniel S. Dechert  
40 Rader Street, #504  
Norfolk, Va. 23510

Leonard Newcomb  
Norfolk Planning Department  
Norfolk City Hall  
810 Union Street, Suite 508  
Norfolk, VA 23310

Re: Support for Talbot Hall's Preservation

Dear Mr. Newcomb:

This letter is written to support the position of the Talbot Hall Foundation to provide for minimum acceptable protection for development of this beautiful and historical manor house and its surrounding property.

Any development of this property should:

1. Preserve the existing water viewshed.
2. Preserve sufficient land around the house to support the properties' architectural and historical significance.
3. Support and protect the environment by minimizing the overall disruption of the river's edge.

I hope that the result of reasonably developing the Talbot Hall property will support and protect the future of this regional treasure.

Very Truly Yours,



Daniel S. Dechert

April 13, 2014

Mr. Leonard Newcomb  
Norfolk Planning Department  
Norfolk City Hall  
810 Union Street, Suite 508  
Norfolk, Virginia 23510

April 14, 2014

RE: Letter of Support for Talbot Hall Preservation as historical site

Dear Mr. Newcomb:

Through the Norfolk Historical Society, other similar entities and friends with local historic backgrounds, I am aware of the request from Talbot Hall West LLC for acceptance of their development plan which entails, among other items, a change in zoning designation.

Additionally, I have some knowledge of the efforts on behalf of Talbot Hall for its preservation, by the Talbot Hall Foundation, Inc.. This organization is viable and recognizes the historical significance of the site as a unique River Plantation dating from the 19th century. I believe this to be a treasure trove for the city of Norfolk for heritage, education and environmental settings right on the banks of the Lafayette River.

As a resident of Norfolk since 1949 and as a businessman since 1964 (intervening years were in service to the U.S. Navy), I have witnessed much growth and subsequent change in our city. Sadly, many historic sites have plainly disappeared to what is called progress. We have the opportunity now as citizens to embark openly on a wholesome project, one perhaps of compromise, to meld the desires of the LLC with the cultural needs of the Foundation and in doing so to preserve Talbot Hall for future generations.

Very Sincerely,

William S. Hull  
7311 Barberry Lane  
Norfolk, Virginia 23505

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

Harvey L. Lindsay, Jr., CCIM, CSM  
CHAIRMAN

April 21, 2014

**VIA EMAIL:** smithco@cavtel.net  
MartinJr@decklaw.com  
lflood@cox.net  
mhales@gatewayventures.net  
Blaw@vb.gov.com  
andria.mcclellan@gmail.com  
dan.neumann@yahoo.com

City of Norfolk Planning Commission  
c/o George Homewood, Director  
Department of Planning & Community Development  
810 Union Street, Suite 508  
Norfolk, VA 23510

**RE: Proposed Rezoning of 600 Talbot Hall Road**

Dear Members of the Planning Commission:

I write to you to formally declare my support for the above-captioned rezoning and to request your recommendation of approval of the project. I have a great affection for and interest in the City's rich history and the advancement of the City's character and the quality of life afforded its residents. Accordingly, I have closely followed the Episcopal Diocese's proposed disposition of the Talbot Hall property. It is a very special property and demands a thoughtful approach to its reuse. When the Diocesan Council formerly acted in 2012 to position the property for sale, I was happy to learn that it established the following criteria:

1. Consideration for the historic nature of the Talbot Hall Manor House, which had previously served as residences for members of the Diocesan staff;
2. Preservation of the property's shoreline; and
3. A use compatible with the surrounding neighborhood.



Page 2  
April 21, 2014

I casted a critical eye on the proposal by Talbot Hall West, LLC when it first emerged but I was pleased with what I saw and I have been thrilled to watch the plan evolve to that which is before you today. I have spoken many times with the principals of Talbot Hall West about the project and I have watched them interact with the surrounding neighborhoods and adapt the plan to address the many comments they have received from various stakeholders. The plan goes far beyond the criteria established by the Diocesan Council and, from my vantage point, the resulting plan achieves great things for the surrounding neighborhood and the City, not the least of which are as follows:

- The introduction of new, high-quality waterfront residential housing stock which has the potential to serve as a catalyst for the continued growth and revitalization of the area
- A material contribution to the City's tax roles
- Shoreline/wetland enhancement and restoration
- Larger lots and lower density than the surrounding properties
- Enhancement of the character and property values of the surrounding area
- Achieves a much needed financial objective for the Episcopal Diocese
- Settles much uncertainty about the future use of the property under its present Institutional zoning

I have become so enthusiastic about the project that, when the disposition of the much deteriorated but grand old Manor House threatened to sink the proposal, I contracted to purchase the Manor House from Talbot Hall West with the express purpose of exploring how best to address the rich history and character that it represents.

This project represents a great opportunity for the City and I implore you to embrace it!

Thank you for your service to the City and thank you for your consideration of my comments.

Sincerely,



Harvey L. Lindsay Jr.

## Whitney, Chris

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**From:** Newcomb, Leonard  
**Sent:** Wednesday, April 23, 2014 3:52 PM  
**To:** Whitney, Chris  
**Subject:** FW: 24 April Planning Commission meeting, re: Talbot Hall property

**From:** Robert Hunter [mailto:rob.c.hunter@gmail.com]  
**Sent:** Wednesday, April 23, 2014 12:32 PM  
**To:** Newcomb, Leonard  
**Cc:** cyndi hunter  
**Subject:** 24 April Planning Commission meeting, re: Talbot Hall property

Dear Mr. Newcomb,

I regret that I will be unable to attend tomorrow's meeting, but would like to convey to the Planning Commission my family's support of the proposed zoning change put forward by Talbot Hall West LLC for the property at 600 Talbot Hall Road. Our family owns and resides at the house at 503 Talbot Hall Road, and so we have a close interest in the future of the Talbot Hall property. As neighbors and as parents of very young children, we seek a solution for the property that will preserve the single-family residential nature of the neighborhood and will continue to provide a wonderful environment for the many young children growing up around the property. We believe the proposal put forward by Talbot Hall West LLC is the best available option that meets these criteria, and we are convinced that it is in the best interest of the neighborhood to approve that proposed zoning change and development. We appreciate the work of the Planning Committee and thank you all for your consideration. Please feel free to contact me as necessary; my information is below.

Sincerely,  
Rob Hunter  
503 Talbot Hall Road  
Norfolk, VA 23505  
(858) 603-9870  
[rob.c.hunter@gmail.com](mailto:rob.c.hunter@gmail.com)

COMMENTS  
OF  
**THE TALBOT HALL FOUNDATION**  
UPON THE PROPOSED ZONING AMENDMENTS  
FOR THE TALBOT HALL PROPERTY

With letters of support from:

Norfolk Historical Society  
Norfolk Preservation Alliance  
Preservation Virginia  
Chesapeake Bay Foundation  
Wetlands Watch

The Talbot Hall Foundation  
[savetalbothall.org](http://savetalbothall.org)



## I. Introduction

The Talbot Hall Foundation, Inc. (hereinafter referred to as “THF”) submits these comments upon the applications of Talbot Hall West, LLC (hereinafter referred to as the “LLC”) (i) to rezone 600 Talbot Hall Road in the City of Norfolk (hereinafter referred to as “Talbot Hall” or the “Property”) from IN-1 to PD-R (planned development district), (ii) for a corresponding zoning ordinance text amendment, and (iii) for a corresponding change to the General Plan of the City of Norfolk<sup>1</sup>.

THF’s position is simple: each of the LLC’s proposed changes, as currently conceived and described, is **inconsistent** with this preservation and the public necessity, convenience, and general welfare, is not in accord with good zoning practice, and not in the the best interests of the City of Norfolk. For these reasons, THF requests it be **denied as conceived**.

The background of this historic property, the reasons supporting the request of THF and alternatives that would allow sale and redevelopment of the property consistent with the governing law and the best interests of the City of Norfolk follow.

## II. Background

THF is a non-profit, non-stock corporation organized under the laws of Virginia (date of incorporation: January 31, 2012). THF is qualified as a charitable educational organization, qualified by the Internal Revenue Service under Section 501(c)(3). THF was formed in response to the Episcopal Diocese of Southern Virginia’s decision to pursue the sale of Talbot Hall, in response to the decision of the Episcopal Diocese of Southern Virginia to sell Talbot Hall after 60 years of stewardship. THF sought a purchaser that would be sensitive to Talbot Hall’s unique historical and ecological attributes. THF also sought to raise funds toward Talbot Hall’s purchase and endowing subsequent stewardship of the Property. Most fundamentally, THF’s mission is and was to assure Talbot Hall is reused and managed so as to protect its historical provenance and ecological value for the City, region, state and nation.

## III. Talbot Hall

### A. The General Setting

The Property consists of approximately 6.5 acres of beautiful lawn and trees on the eastern bank of the Lafayette River in Norfolk. The centerpiece is the historic Talbot Hall manor

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<sup>1</sup> Although only two applications have been placed on the public hearing agenda for April 24, 2014, one for a text amendment and one for a zoning map amendment, Zoning Administrator Lenny Newcomb has informed THF that an amendment to the General Plan is also required to accomplish the goals of Talbot Hall West, LLC. The details of the proposed amendment to the general plan are yet unknown to THF.

## TALBOT HALL



River Side



Street Side



house, dating to the period 1799-1802. This beautiful and historic Federal style home stands in the center of the property with a sweeping view of the River. The property is park-like, bounded not only by the Lafayette River, but, by tidal creeks on the north and south with wetlands, many trees and open space. In sum, it is a highly unique, compact, historical and ecological treasure in the midst of a highly developed urban city.

## B. The History

### 1. A presence since George Washington was president

For more than 200 years, Talbot Hall has occupied a prominent place on the Lafayette River. It is the only antebellum plantation manor house remaining in the City of Norfolk that retains its original yard and setting. Its magnificent view to the west, across the Lafayette River, is framed by trees planted by Thomas Talbot, the original occupant. These trees mark on the horizon, north and south, the position of the sunset on winter's shortest day and on summer's longest. The River was the plantation's link to Norfolk Town and the wider world.

The Virginia Department of Historic Resources (VDHR) described Talbot Hall as "a fine example of Federal architecture," and has recommended it for listing in the National Register of Historic Places. Preservation Virginia listed Talbot Hall as one of Virginia's ten most endangered historic sites in 2012. The Norfolk Department of Planning and Codes Administration included Talbot Hall in its Historic Architectural Survey in 1994, and recommended that it be named to the National Register of Historic Places.

Talbot Hall was the home of one of the early leading families of Norfolk. The Talbot family first appeared in Norfolk in about 1712. Generations of Talbots made significant contributions to the economy, cultural life, and development of the city. The first paved street in Norfolk, Talbot Street, was the work of this family. They were major landowners in Norfolk and Princess Anne counties and their lands eventually became many of the neighborhoods and business districts of Norfolk. Early visitors to the house included the Irish bard Thomas Moore and the American poet Edgar Allen Poe.

The history of Talbot Hall also includes the story of African Americans, slave and free, who worked the plantation's fields and provided it with skilled trades. Their names are memorialized on Talbot family documents.

Originally a King's Grant, the land that later became the Talbot Hall plantation was purchased by Thomas Talbot in 1774. The construction of Talbot Hall was initiated in 1799, by Solomon Talbot as a summer home for his son Thomas. Thomas Talbot established the plantation, and around the manor house he planted a wide variety of trees, some of which still shade the expansive and magnificent lawn. A description of Talbot Hall in a history of Norfolk County published in 1902 reported that the yard contained "some of the finest and largest shade trees in this portion of the State" noting elm, cedar, English walnut, linden, cypress, magnolia, locust, pine, spruce, black walnut, beech, oak, mulberry, holly, persimmon, and horse chestnut trees.



The house, which has been continuously occupied, is wonderfully preserved in a nearly original state. The brick was made on site. The foot-thick brick walls were later covered with stucco. The interior is notable for many features meant to show the prosperity of the Talbot family at the turn of the 19<sup>th</sup> century. Extensive original ornamental plasterwork includes the Seal of the United States over the mantel in the parlor. Heart pine floors and fine wood paneling are well-preserved throughout the house. All of the fireplaces feature Federal-style details.

The property once included slave quarters, a stable, a barn, a dairy and icehouse, and a late 19<sup>th</sup> century servant's dwelling occupied in the early 20<sup>th</sup> century by the Wyatt family.

## 2. The Civil War at Talbot Hall

In May of 1862, Talbot Hall witnessed the taking of Norfolk by Union troops. During the first year of the Civil War, a large Confederate camp, known as Camp Talbot, occupied several acres of the property. The Union army's taking of Norfolk was unique in it being the only time a sitting president personally conducted a reconnaissance for, and planned the detailed movement of, an American army in the field.

President Lincoln himself, then visiting with Union forces at Fort Monroe, after talking with pilots and studying charts, personally reconnoitered and designated an undefended landing site near Willoughby Point for Union forces seeking to take Norfolk, then controlled by Confederates. Lincoln ordered the ironclad *Monitor* to nearby Sewell's Point to learn if the batteries there were still manned. When he found them abandoned, he ordered Major General Wool to march on Norfolk. The Confederate troops had left Camp Talbot and Talbot Hall to the mercy of Union troops who marched down Granby Street. Frustrated by the burning of the Granby Street bridge by the Confederates, marauding Union soldiers were ready to set fire to the manor house, but the plaster Seal of the United States over the mantle in the parlor led the Union commander to believe, mistakenly, that the Talbots were Union sympathizers, and caused them to spare the house. The family later proudly mounted the Seal of Virginia over the dining room mantle.

Thomas Talbot's great-great grandson Minton was born at Talbot Hall in 1868. He was an attorney who kept an office in Norfolk but gave much of his attention to managing his extensive land holdings. He was an amateur horticulturist who is credited with introducing the camellia to Norfolk and was responsible for the planting of many of the live oaks, crepe myrtles and azaleas that still grace Granby Street and City Park. He gave land to provide for DePaul Hospital and Granby High School. He was one of the founders of the museum that became the Chrysler Museum of Art, the Freemason Street Library, and Christ Church (now Christ and St. Luke's). Minton died at Talbot Hall in 1950, in the room in which had had been born. The property remained in the Talbot family until 1954 when it was given to the Episcopal Diocese of Southern Virginia by Minton's daughter Carol Talbot, the last member of the family to live there. At the time, the *Virginian Pilot* wrote "the saints will preserve Talbot Hall" and expressed the belief, now seemingly premature, that "the preservation of this historic home is assured."

Talbot Hall is a unique and irreplaceable asset of the City of Norfolk. For more than 200 years it has witnessed the story of Norfolk and its growth from a town of a thousand residents to the city it has become. It tells of the roles of Norfolk's waterways and its people.



### C. The Lafayette River

The Property fronts the Lafayette River occupying one of the last sizable green spaces along its mostly intensely developed shoreline. The Lafayette River is a 6.2-mile-long tidal estuary which empties into the Elizabeth River.

The small river was initially known as Tanner's Creek. At the time of the arrival of the English colonists in 1607, the area around the creek was inhabited by the Chesepians, a group of eastern Algonquian-speaking Native Americans affiliated with the Powhatan Confederacy. The main village of the Chesepians was called Skicoak, believed to have been located along Tanner's Creek.

In 1634, the original eight shires of Virginia (counties) were formed and the area of Tanner's Creek was designated as within Elizabeth River Shire. The naming of Tanner's Creek and Tanner's Point at its confluence with the Elizabeth River each derived from one of the early settlers and adjacent landowners, Daniel Tanner.

In 1691 the areas drained by Tanner's Creek became part of a subdivided area of the original shire known as Norfolk County. Eventually, after a series of annexations by the growing and expanding commerce center of the independent city of Norfolk to the south, all of the waterway became located within the corporate limits.

In 1892, the City of Norfolk purchased 114 acres of land near Tanner's Creek and in 1899 created Lafayette Park. Soon after, Tanner's Creek was renamed the Lafayette River in honor of the revolutionary war hero, the Marquis de La Fayette.

Over time, the health of the river deteriorated. Recently, the City of Norfolk has partnered with the Chesapeake Bay Foundation ("CBF"), Elizabeth River Project ("ERP"), Lafayette Wetland Partnership, National Oceanic and Atmospheric Administration (NOAA) and many others to resuscitate it. The Lafayette is among the earliest settled, most urbanized rivers in the Bay watershed and suffers from many typical problems: too much runoff, too many algal blooms, too much bacteria, and too little oxygen, all of which can stress or kill oysters and other Bay creatures. There are many good reasons to be hopeful for the River's future. Thanks to generous grant funding — plus a collaborative effort among the ERP, the City of Norfolk, NOAA, Restore America's Estuaries, and the National Fish and Wildlife Federation — several restoration projects are in full swing.

ERP has set an ambitious goal to make the Lafayette swimmable and fishable by 2014, and CBF's oyster team is focusing a good majority of its current efforts in the Lafayette to help reach this goal.

## TALBOT HALL



Shoreline



Wetlands



In 2012, NOAA announced \$450,000 in support of oyster and wetlands restoration projects for the Lafayette. The City of Norfolk is assisting efforts with stormwater upgrades, tree plantings, and more. And, of course, restoration of the Lafayette serves to further implementation of the Clean Water Blueprint for the Chesapeake Bay into which it ultimately flows.

The intensive development the LCC proposes along the 1,000 feet of Lafayette shoreline is, of course, not helpful to the River's restoration, or to furthering the Clean Water Blueprint for the Chesapeake Bay, even assuming it complies with all applicable environmental laws and ordinances.

#### D. The Essential Importance of "Setting" and "Integrity" to Historic Significance

The LLC, as THF understands it, states that it intends to preserve the manor house, in some yet to be defined manner. But one thing is for sure: from the outlines of the development district proposed in the application, the historic 1802 manor house will be submerged and isolated in a subdivision of new homes and driveways, cut off from its historic connection with the Lafayette River, its sweeping front solstice yard destroyed, and its side and rear yards almost entirely lost. In short, while the building itself may continue to stand (although that remains to be seen, as a practical matter), its historic setting and thereby its historic integrity would be destroyed, and Talbot Hall's continuing ability to convey its significance and thus its value as a historic resource of the City of Norfolk, would likewise be destroyed.

According to the National Park Service ("NPS"), in order to decide whether a property is **significant** within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

National Register of Historic Resources Bulletin, "How to Apply the National Register Criteria for Evaluation". No doubt, Talbot Hall currently has significance within its historic context as previously determined by the Virginia Department of Historic Resources. But the question is whether it will, if the applications are approved, continue to possess such significance. That depends upon whether it would retain the physical features necessary to convey the aspect of prehistory or history with which it is associated, or whether it would retain "**integrity.**"

To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Id. “Integrity is the ability of a property to convey its significance” [emphasis supplied]. Id.

NPS identifies seven aspects of integrity, one of which is “**setting**.” NPS describes setting as:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Id.

The picture attached of the proposed alteration of the landscape of the historic Hickman House in Virginia Beach (see Appendix B) is a most dramatic example of how a historic resource's setting can be destroyed by poorly conceived redevelopment.

## IV. Governing Law and Other Authorities

### A. State Law

At least four provisions of state law appear to directly bear on the LLC's proposal.

First, Article XI, Section 1 of the Virginia Constitution addresses the Commonwealth's overall policy on preservation of historic sites and buildings:



Section 1. Natural resources and historical sites of the Commonwealth.

To the end that the people have clean air, pure water, and the use and enjoyment for recreation of adequate public lands, waters, and other natural resources, it shall be the **policy of the Commonwealth** to **conserve**, develop, and utilize its natural resources, its public lands, and **its historical sites and buildings**. Further, it shall be the Commonwealth's policy to protect its atmosphere, lands, and waters from pollution, impairment, or destruction, for the benefit, enjoyment, and general welfare of the people of the Commonwealth [emphases supplied].

Second, Va. Code Section 15.2-2223 requires a municipality to adopt a general plan to guide development in the jurisdiction. It states in part:

The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

Thirdly, Va. Code Section 15.2-2286 A. 7 (under the overall caption of "Permitted provisions in zoning ordinances; amendments, etc.") sets forth the state standard for amending existing zoning:

**Whenever the public necessity, convenience, general welfare, or good zoning practice requires**, the governing body may by ordinance **amend ... or change** the regulations, district boundaries or classification of property [emphases supplied].

Finally, Va. Code Section 15.2-2283 states the purpose of zoning ordinances in Virginia. It states in relevant part:

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of Section 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: ... (v) **to protect against destruction or encroachment upon historic areas**; ...[emphasis supplied].

B. Norfolk Ordinances

Norfolk Code Section 32-33 addresses the creation of a comprehensive or general plan for the City. It states in part:



- (a) The [planning] commission shall prepare and recommend a comprehensive plan for the physical development of the territory within the city.
- (b) In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of the city and its inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, **best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants of the city** [emphasis supplied].

Section 1-2 of the Norfolk Code (Zoning Ordinance) provides:

[t]he purpose of this ordinance is to promote the health, safety, morals, prosperity and general welfare of the public, **to implement the General Plan of Norfolk** and carry out the purposes of ... the Code of Virginia and other relevant statutes. This ordinance is, in addition, intended to: (a) **Protect and preserve the natural, aesthetic, cultural, economic and historic resources of the city**; ... [emphases supplied].

Directly bearing on these applications to amend the text of the zoning ordinance and the zoning map, Section 24-5 states the factors to be considered. The first among those factors is “[w]hether the proposed amendment is **consistent with the purposes, goals, objectives, and policies of the adopted general plan of Norfolk**. . . .” (emphasis supplied).

#### C. General Plan of the City of Norfolk

The recently revised and updated General Plan of the City of Norfolk, adopted by City Council on March 26, 2013, is replete with references to the importance of preserving and protecting the City’s historic and environmental resources. The following itemizes some of these:

1. Page 1-3 sets forth the vision for where Norfolk will be in 2030 and includes in that vision:
  - A sustainable environment that is not simply protected, but enhanced; and
  - A long and rich history that is reflected in its architecture and cultural resources
2. Page 3-8 sets forth as a desired outcome:
  - Neighborhoods with a well-defined sense of identity that reflects their history, architecture and physical environment
3. Page 6-3 identifies as the key issues involving environmental sustainability in Norfolk:

- Protecting and improving the City's waters, including the Chesapeake Bay
  - Protecting Norfolk's other natural resources
4. Page 6-7 includes an action item for achieving environmental sustainability:
- Support implementation of the Lafayette River Watershed Master Plan
5. Page 10-9 sets forth as a desired outcome:
- A variety of cultural ... opportunities.
6. Chapter 11 of the General Plan is entitled "Preserving Our Heritage". It includes the following statements:
- On page 11-1, "Norfolk has a long and rich history that is reflected in its architecture and cultural resources. This legacy creates a sense of place and contributes to the unique character of the City".
  - On page 11-7, "Increasing the number of historic resources that enjoy local zoning protection and improving awareness of the benefits that those designated areas enjoy" is identified as a key issue.
  - On page 11-9, "Improved identification of historic landmarks and districts" is identified as a desired outcome.
  - On page 11-11, *"There are single buildings, monuments, gardens, and cemeteries of particular significance in the City, which are not necessarily located within a larger historic district. Local landmark designation would create a method for those buildings to be recognized and offered local protection"*.

In considering whether the amendments are "consistent with the purposes, goals, objectives, and policies of the adopted general plan of Norfolk," the preservation of the historic value of Talbot Hall, and the protection of the Lafayette River, should be paramount.

## V. THE LLC PROPOSALS

The LLC's proposed amendments, as currently structured, would, if approved, result in the destruction of the **setting** of the Talbot Hall manor house, thereby destroying its **integrity** as a historical resource and the historic significance of Talbot Hall. This is because the manor house itself would be closely enveloped on all sides in a subdivision of new homes, driveways and other modern intrusions, including losing its historic front "solstice" lawn and connection to the Lafayette River, the latter essential to revealing the historical appearance, basic physical conditions under which the property was built and the functions it was intended to serve. In sum, the proposed residential district would leave Talbot Hall simply an old house amidst new instead



of the center of a historically significant and transcendently beautiful property. The adverse impact on the provenience of Talbot Hall and the likely adverse impact on the river are obvious.<sup>2</sup>

Based on the foregoing, it is submitted that the LLC's current proposals should be denied. It is inconsistent with state law (most notably, Section 15.2-2283, which admonishes zoning to "protect against destruction or encroachment upon historic areas"), local ordinances<sup>3</sup>, the goals of the City's General Plan and, most fundamentally, the best interests of the City of Norfolk in preserving for present and future generations this historic site.

However, the preservation of Talbot Hall in it's setting and development are not mutually exclusive.

#### A. First Alternative

##### 1. Plan alteration and new property for the LLC

THF believes that with certain changes to the plan of the LLC it could join with the LLC in the rezoning request. The proposed alterations to the LLC's plan would protect and preserve the essential setting and integrity of the Talbot Hall manor house and partially mitigate the plan's environmental harm to the Lafayette River. These proposals allow for development while preserving the essential setting and integrity of the Talbot Hall manor house.

THF believes that if the LLC enters into enforceable written commitments to accomplish each of the following, there would be sufficient protection of Talbot Hall's historic significance (and mitigation of environmental harm) for Norfolk to properly approve a revised LLC proposal for rezoning and amendment:

1. *Preservation of the manor house, secured with a historic preservation easement in perpetuity;*
2. *Preservation of sufficient land around the manor house to maintain the "sense of place" and functionality of Talbot Hall (and thereby protect its setting, integrity and historic significance), secured with a conservation easement in perpetuity. This would include at a minimum:*
  - a. *land that allows an unrestricted view of the River from all floors of the manor house;*

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<sup>2</sup> The plan of the LLC does not describe proposed mitigation of harm to the waterfront.

<sup>3</sup> THF refers here to previously identified local provisions, notably Sections 24-5, 32-33 and 1-2, urging attention to provisions of the General Plan and protecting and preserving the natural, aesthetic, cultural, and historic resources of the city in zoning decisions. THF reserves comment on the yet unmet requirement for submission of a detailed development plan for planned developments, including a site plan for development within the Chesapeake Bay Preservation Area. See Norfolk Code Sections 27-6, 27-8(m), and 26-3, 4. While THF assumes the Planning Department will see to it that a complete submission will be required in accordance with Section 24-4.1 and 19-3.1, THF is concerned that its submission, and public availability, may not be sufficiently timely for adequate review and comment by the public.



- b. *the entire lawn that extends from the manor house to the shoreline including the solstice tree-lines, originally planted by the Talbot family; and*
- c. *land that provides reasonable buffering green space on the street side, and the north and south sides of the manor house.*
- 3. *Provisions providing for restoration and preservation of the Property shoreline as a living shoreline.*
- 4. *Pedestrian and vehicular access to the manor house from the street that is attractive and functional, along with space for a reasonable number of parking spaces.*

The Norfolk Historical Society and the Norfolk Preservation Alliance have joined THF in supporting these minimum alterations to the LLC's proposals. See Appendices C and D. See also letters of Preservation Virginia, Chesapeake Bay Foundation, and Wetlands Watch noting the historical and/or ecological significance of the Property and urging additional protective measures. See Appendices E, F and G.

## 2. New property for the LLC

In exchange for these substantial commitments, THF has secured from Carol Talbot (the donor of the Property to the Diocese in 1954), who owns a vacant 0.57-acre lot just to the north of the Property, with waterfront frontage, a letter of intent (copy attached as Appendix H) to sell that property to the LLC or another entity satisfactory to the LLC, provided the LLC make an enforceable written agreement to effectuate the proposed alterations to the development plan. THF is confident that with this additional acreage, the LLC would be able to locate 14 homes on the Property, even with the alterations outlined above.

The LLC has refused to discuss this reasoned proposal with THF. Should it choose to do so, it is possible an agreement would be reached and opposition to the rezoning removed.

## B. Second Alternative

Without an agreement to the proposed alterations suggested by THF it believes the rezoning for private development should be denied. In lieu of a private development, THF has a plan it would propose at the appropriate time that would allow the Diocese to dispose of the Property while protecting the historical and ecological value of the Property.<sup>4</sup>

On December 10, 2013, when THF learned of the LLC's submitted contract to the Diocese, THF was on the verge of putting together with the national group, The Trust for Public Land, a well-respected regional environmental group, a private conservation buyer and others (including, hopefully, the City of Norfolk as a participant), a deal to purchase the entire Property from the Diocese that would have placed the entire property under a permanent conservation easement and the historic manor house under a perpetual historic preservation easement. With

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<sup>4</sup> The Diocese has repeatedly claimed that it is committed to protecting the historic and ecological significance of the Property in any disposition.



the use of the Virginia land conservation tax credit, a fundraising commitment by the regional environmental group, a relatively modest investment by the City and the private investment cited, THF was confident a financially competitive proposal could be put to the Diocese within a reasonable time. The vision for the Property was not only its entire preservation in perpetuity, but also the location of a headquarters for the regional environmental group in an existing building on the Property, the establishment of passive public open space on the Property (perhaps in the form of a public park), preservation and, at least, interim use of the manor house by the private buyer, and public access to most of the Property during daylight hours. Also planned was development of a living shoreline along the entire 1000-foot shoreline and use by the City of the Property to further its goals for filtering storm water and other pollutants entering the Chesapeake Bay watershed.

By letter of December 12, 2013, THF notified the Diocese of the imminence of its proposal and asked the Diocese to honor a sixty-day right of first refusal that had been agreed upon in an earlier meeting between Diocesan staff and THF representatives. The contract was signed with the LLC a few days later.

Should the LLC refuse to advance the first alternative above, and it either abandons its current proposals or the City rejects them, there is every reason to believe that the preservation plan for the Property described above can be reactivated, thus allowing both the Diocese to dispose of the Property and the City to realize a viable (and vastly superior) reuse of the Property. Thus, there should be no lack of confidence by the City that, if it declines to approve the LLC's applications, there will be a much better outcome, more consistent with the City's goals and objectives, and its and the state's policies, forthcoming in the not too distant future.

## **VI. CONCLUSION**

Talbot Hall, the land and river, are of apiece. Together they are a highly valuable historic and environmental resource of the City of Norfolk. Apart, the significance is diminished.

While private property, the City can and should shape and influence Talbot Hall's future to the good by proper use of its zoning and planning powers. The LLC's proposed amendments, if approved, would lead to destruction of the historic setting, integrity and historic significance of Talbot Hall, and do harm to the environment. There are appropriate and achievable alternatives identified above that would allow disposition and reuse of the Property without destroying its historic setting, integrity or significance, and with less impact on the environment, and they should be pursued.

The proposal of the LLC if accepted will irretrievably alter Talbot Hall. As an old building amidst new, it will lose its historical significance which is inextricably interwoven with the land and river. The city should work with interested parties to fashion a resolution that would preserve the historic and environmental significance of Talbot Hall, while allowing disposition and appropriate reuse of the Property.

# APPENDIX A

## ABOUT THE TALBOT HALL FOUNDATION

The Talbot Hall Foundation was established in 2012 for the purpose of protecting and preserving Talbot Hall, a 210 year-old manor house and its wooded lawns and marshes on the Lafayette River in Norfolk, Virginia. The Property has enjoyed the stewardship of the Episcopal Diocese of Southern Virginia for nearly 60 years. When the Diocese decided to divest itself of the Property, local citizens, knowing its historical and environmental value, joined to advocate for its protection and preservation for the education, enjoyment and enlightenment of generations to come.

The Talbot Hall Foundation is a charitable, educational, non-profit organization. Its board of directors is working actively with local neighbors and civic leagues, the City of Norfolk, environmental and historic preservation groups and the Diocese to find a way to preserve this valuable Property.

### Our Board of Directors

Lewis Taylor, Chair

Chris O'Brien

Edward O'Keefe, Treasurer

Joanne Berkley

Leonard Colvin

Louis Guy

Gaye Deal

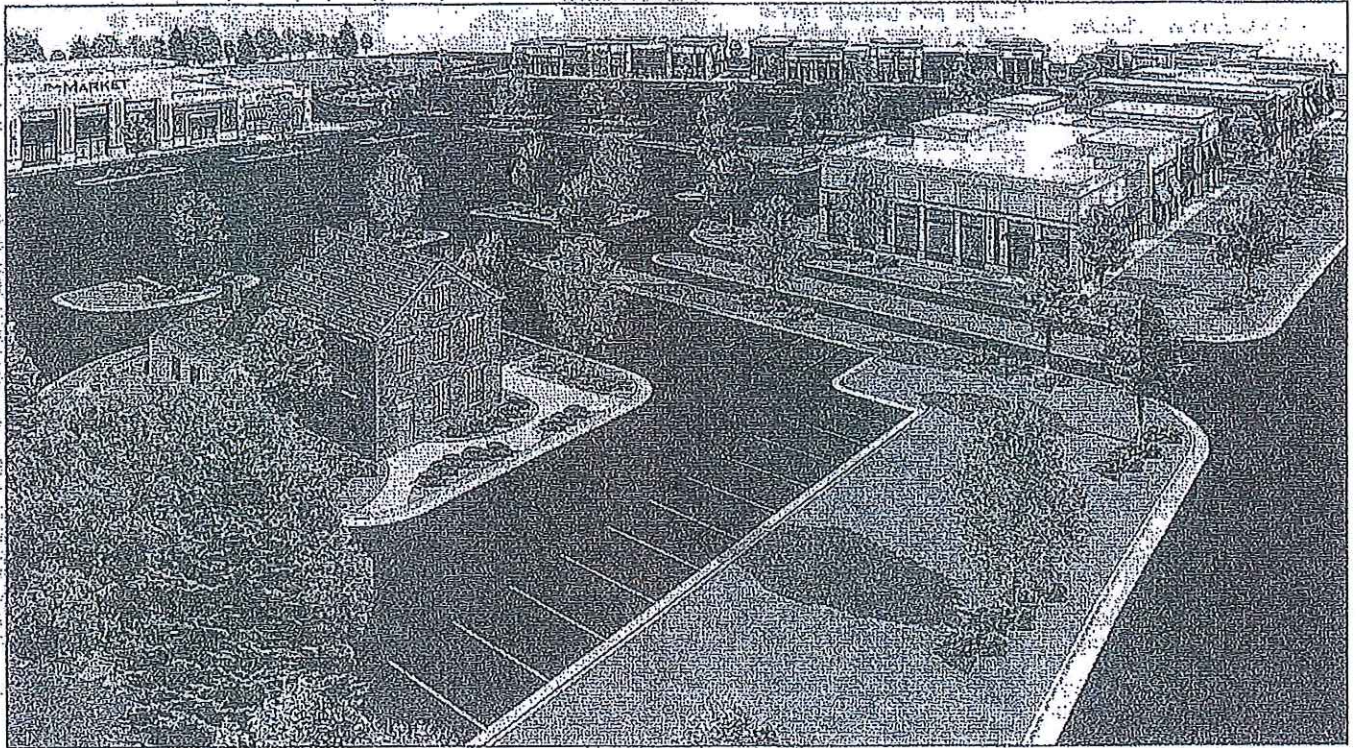
James O'Brien

Mark Perreault, Vice Chair

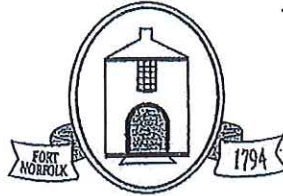
Latane' Sale



## APPENDIX B



## APPENDIX C



### NORFOLK HISTORICAL SOCIETY

12 March 2014

Jay Taylor, President  
Talbot Hall Foundation  
502 Oak Grove Road  
Norfolk, VA 23505

Re: Talbot Hall Preservation – Letter of Support

Dear Mr. Taylor:

Please accept this letter as Norfolk Historical Society's letter of support for the Talbot Hall Foundation's minimum acceptable protection plan for the historic Talbot Hall property, as stated in its Board's approved motion of December 21, 2013.

We are hopeful that Talbot Hall West LLC will agree to modify its development plan for the property to satisfy such provisions, which would provide the minimum acceptable protection for the historical context of the Talbot Hall manor house. Our board believes these provisions are essential to the protection and future use of this historic Norfolk treasure.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peggy McPhillips', is written over the printed name.

Peggy McPhillips, President  
Norfolk Historical Society



## APPENDIX D

January 26, 2014

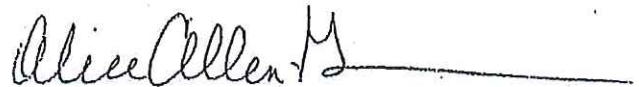
Jay Taylor, President  
Talbot Hall Foundation  
502 Oak Grove Road  
Norfolk, VA 23505

Re: Talbot Hall Preservation - Letter of Support

Dear Mr. Taylor:

Please accept this letter as Norfolk Preservation Alliance's letter of support for the Talbot Hall Foundation's minimum acceptable protection plan for the historic Talbot Hall property, as stated in its Board's approved motion of December 21, 2013. We are hopeful that Talbot Hall West LLC will agree to modify its development plan for the property to satisfy such provisions, which we believe are the minimum provisions essential to any acceptable protection for this Norfolk historical treasure. It is important that all parties recognize that the historic value of the property is tied not only to the manor house, but the plantation land as well. Without preservation of the context of the site, requiring sufficient lands around the manor house as outlined in the protection plan of the Talbot Hall Foundation, the potential eligibility of the property for listing in the National Register of Historic Places may be diminished. That listing is necessary in order to qualify for tax credits to support efforts to renovate/restore the manor house.

Sincerely,



Alice Allen-Grimes, President



n o r f o l k  
p r e s e r v a t i o n  
a l l i a n c e

P . O . B o x 3 3 3 8  
Norfolk, Virginia 23517  
7 5 7 / 6 2 3 - 6 6 1 3  
norfolkpresall@hamptonroads.com  
<http://groups.hamptonroads.com/npa>



# APPENDIX E



## PRESERVATION VIRGINIA

15 January 2014

Mr. Jay Taylor  
Chair  
The Talbot Hall Foundation  
516 Oak Grove Road  
Norfolk, VA 23505

Dear Mr. Taylor:

On behalf of Preservation Virginia and our statewide membership, I write to you concerning the future of Talbot Hall and the associated landscape and viewshed. As you are well aware, Preservation Virginia listed Talbot Hall on the 2012 Endangered Sites List to raise awareness of this significant structure and its rare landscape and viewshed on the Lafayette River. Our goal in the listing is to support the local efforts to advocate for the site and its preservation.

We are very encouraged that you are scheduling discussions with the members of the Talbot Hall West LLC to discuss ways that the structure and landscape may be preserved while meeting the reasonable development goals of the LLC.

Previously, in consultation with the National Trust for Historic Preservation and in support of the Talbot Hall Foundation, Preservation Virginia recommended steps that should be taken to ensure that Talbot Hall is protected in perpetuity:

- Place the property on the National Register of Historic Places and the Virginia Landmark Register.
- Work with the Virginia Department of Historic Resources to craft and donate historic rehabilitation and land conservation easements to ensure the preservation of the structure and the site. Easements are consistent with any number of uses and provide a level of protection and stewardship unavailable through other preservation tools.
- Consult with historical architects to determine the priority needs of the property.

The Talbot Hall Foundation has developed a policy statement that is consistent with these objects and will help meet the goals of preserving this rare property and its landscape in perpetuity. We hope that the goals of the policy statement will be a point of departure for the discussions with the members of the Talbot Hall West, LLC. Further, that a plan for the site that ensures its preservation and sustainability may be developed in a collaborative manner.

PRESERVATION VIRGINIA

204 West Franklin Street • Richmond, Virginia 23220-5012 • 804.648.1889 • (f) 804.775.0802 • [www.preservationvirginia.org](http://www.preservationvirginia.org)  
*Connecting people and resources to ensure the continued vitality of Virginia's historic places*

Mr. Taylor

15 January 2014

Page 2

Preservation Virginia supports the aims of the Talbot Hall Foundation in your efforts to preserve this significant historic place. To achieve these goals would be a gift to generations of Norfolk and Virginia residents.

We look forward to updates on your progress and to sharing those achievements with our statewide membership.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth S. Kostelny", written in a cursive style.

Elizabeth S. Kostelny  
Executive Director



# APPENDIX F



CHESAPEAKE BAY FOUNDATION

*Saving a National Treasure*

## OFFICERS

SONIA SIDAMONERISTOFF  
CHAIR

JANE P. BATTEN  
VICE CHAIR

ALAN R. GRUFFTHI  
VICE CHAIR

WILLIAM C. BAKER  
PRESIDENT

RAY R. HANCE  
TREASURER

MARY TOD WINCHESTER  
SECRETARY

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JOANNE S. BECKLEY

W. RUSSELL G. BYRNS, JR.

D. KOTHI CAMPBELL

JOHN Y. CASTERHILL

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AKANDA DEAYER

RICHARD L. FRANKO

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LAUREN GLEASON

CAROLYN GROOSBY

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ANN FRITZ JUCHET

MICHAEL J. HARLEY

ROBERT A. HINSLEY

BURKS D. LAPHAM

HARRY T. LESTER

OTTON F. MARCHANT

IL. TURKEY MCKNIGHT

CHARLES W. MOORMAN

W. TAYLOR MURPHY, JR.

ARNOLD L. RICHMAN

ALEXIS G. SAIT

TRUMAN T. SEMANS

ANNE D. SHUMADUE

JENNIFER STANLEY

BISHOP EUGENE TAYLOR SUTTON

ANTHONY A. WILLIAMS

SUSAN B. WILKINSON

PETER L. WOJCIE

ALAN L. WURTZEL

## HONORARY TRUSTEES

DONALD F. BOESCH, PH.D.

LOUISA O. DUEKING

O.A. PORTER HOPKINS

T. GAYLON LAYFIELD III

H.R. LENFEST

M. LEE MARSTON

WAYNE A. MILLS

MARIE W. RIGDER

JAMES E. ROGERS

RUSSELL C. SCOTT

THOMAS H. STORER

AILEEN BOWDON TRAHN

February 6, 2014

Mr. Jay Taylor  
Chair, The Talbot Hall Foundation  
516 Oak Grove Road  
Norfolk VA 23505-4353

Dear Mr. Taylor:

On behalf of the Chesapeake Bay Foundation (CBF), I am writing about potential residential development resulting from the transfer of the Talbot Hall property from the Episcopal Diocese of Southern Virginia to Talbot Hall West LLC. Because there is significant environmental value in the property, we recommend that the development of the Talbot Hall property achieve the following objectives, which are consistent with our organization's mission and in line with a broad community and municipal effort to restore and protect the Lafayette River:

*Reasonable buffering green space on the street side, and the north and south sides of the manor house, as well as the placement of conservation easements on the preserved land.* Green space protection on site would stabilize and protect the soil against water and wind erosion which is particularly important in preventing nutrient run-off that is plaguing the Lafayette River and the Chesapeake Bay. By permanently setting aside green space, these preserved natural areas will protect our local waterways, wildlife, and other resources and therefore, be more desirable places for people to live, work, and play. Installing buffers and placing easements on the land will also meet the water quality protection goals of the Chesapeake Clean Water Blueprint. If fully implemented, the Chesapeake Clean Water Blueprint will ensure pollution reductions that result in the "fishable, swimmable" waters promised by the Clean Water Act of 1972. Creating dense development and increasing impervious surface on a site that is currently largely green without protective measures and preservation mechanisms in place is counter to Norfolk's Clean Water Blueprint efforts and goals.

*Provisions providing for restoration and preservation of the shoreline as a living shoreline.* A living shoreline is a shoreline management practice that provides erosion control benefits; protects, restores, or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill, and other structural organic materials. A living shoreline is well-suited for areas such as this that face recurrent flooding and are necessary to better protect valuable economic and ecological resources in our region.

Mr. Jay Taylor  
Chair, The Talbot Hall Foundation  
February 6, 2014  
Page Two

A living shoreline provides resiliency from stressors like storm surge and flooding events and improves local water quality and habitat for fish, crabs, and other marine animals and wildlife.

While we contend that the preservation of the entire property would be in the best interest of our environment, we believe that if development is pursued, significant environmental resources must be thoughtfully identified and protected. Talbot Hall is in need of a comprehensive plan that is environmentally appropriate for a riverfront property.

Thank you for your consideration of these comments. If you have any questions, please do not hesitate to contact me at [ceverett@cbf.org](mailto:ceverett@cbf.org) or 757/622-1964 ext. 3304.

Sincerely,

A handwritten signature in black ink that reads "Christy Everett". The signature is written in a cursive style with a large, looped "C" at the beginning.

Christy Everett  
Hampton Roads Director



## APPENDIX G

January 19, 2014



Mr. Jay Taylor, Chairman  
Talbot Hall Foundation  
516 Oak Grove Road  
Norfolk, VA 23505

Dear Mr. Taylor:

Wetlands Watch is an environmental nonprofit organization working statewide in Virginia on the conservation and protection of wetlands and shoreline ecosystems. We work in rural communities for the wise use of shoreline properties and in more developed communities for the protection of any remaining open shorelines and buffers.

I have read the policy of the Foundation regarding the development of the Talbot Hall property. Wetlands Watch fully endorses that policy as it maximizes open space, prevents encroachment upon the shoreline ecosystem, would hold open lands in conservation easements, and provide the maximum protection for that large block of open land that is increasingly scarce along the Lafayette River.

While we would prefer to see no additional development of the Talbot Hall property, the policy you propose would be the best compromise with the "no build" option.

Sincerely,

A handwritten signature in cursive script, reading "William A. Stiles, Jr.".

William A. Stiles, Jr.  
Executive Director

Appendix H

**Caroline B. Talbot**  
5808 Williamsburg Landing Drive  
Williamsburg, VA 23185

April 7, 2014

City of Norfolk  
Department of Planning and Community Development  
City Hall Building  
810 Union Street, Suite 508  
Norfolk, VA 23510

Re: Talbot Hall - Letter of Intent to Sell 6789 Caroline Street, Norfolk, VA 23505

Dear Planning Department:

This correspondence will serve as my Letter of Intent to sell my property located at 6789 Caroline Street in support of the Preservation Goals for Talbot Hall, as established by The Talbot Hall Foundation, Inc., a copy of which is attached. The sale would specifically require the appropriate conservation easements and preservation of a yard extending from Talbot Hall to the shoreline of the Lafayette River and bounded by two lines of trees (that extend from the house to the shoreline). I am willing to sell the property to the City, the Foundation or to Talbot Hall West, LLC, the private developer submitting a proposal for the development, assuming the price and terms can be successfully negotiated.

Any questions concerning my intent may be directed to my attorney, Patrick W. Herman, Vandeventer Black LLP ([pherman@vanblk.com](mailto:pherman@vanblk.com); 757.446.8621).

Sincerely yours,

*Caroline B. Talbot*

Caroline B. Talbot

cc: Lewis J. Taylor, Chair

PWH/jnw  
Enclosure

4814-4725-8650, v. 1



909 Haverhill Ave.  
Norfolk, Va. 23508  
April 11, 2014

Leonard Newcomb  
Norfolk Planning Department  
810 Union St., Suite 508  
Norfolk, Va. 23510

Dear Mr. Newcomb,

The historic Talbot Hall home is a real treasure in Norfolk - one of our few remaining historic homes. I believe that it is essential to preserve more land around the house, both to preserve the integrity of the home and its beautiful view and to prevent over development of the riverfront. It would be a real tragedy to ruin this beautiful home, built in such a way to take full advantage of its site. It would be a tragedy to cut off its water view with modern houses.

I ask that Talbot Hall West L.L.C. modify its plans to provide minimum acceptable protection for this important Norfolk historic house. It is imperative.

Sincerely,

Kirkland T. Clarkson

April 20, 2014

TO: Norfolk Planning Commission

From: Michael R. Taylor

Re: Talbot Hall – Hearing on April 24, 2014

Dear Planning Commission Members:

I am writing to join those who oppose the proposal to develop the Talbot Hall property without protecting the historic integrity of this unique site. Given what is at stake for Norfolk's heritage, the Planning Commission should work to find a solution that properly balances development and preservation interests.

The key is to protect the connection of the historic manor house with the Lafayette River. This connection is of course why the house is where it is. Its continuing connection with the water preserves the "sense of the place" and allows people viewing the site, whether from land or water, to imagine the early Norfolk of which the house was an important part.

Fortunately, there is a reasonable compromise that would enable the developers to have their 14 building sites while also respecting and protecting the historic integrity of Talbot Hall. This is a small price to pay to show respect for Norfolk's past and preserve a small link to that past.

I urge you to take a hard look at such a reasonable compromise and to find a solution that avoids throwing away Norfolk's past for no apparent reason.

Sincerely,

Michael R. Taylor



## Whitney, Chris

---

**From:** CP - Planning  
**Sent:** Monday, April 21, 2014 1:01 PM  
**To:** Newcomb, Leonard  
**Cc:** Whitney, Chris  
**Subject:** FW: Rezoning Talbot Hall

Please see the email below sent to the Planning website account this morning re the Talbot Hall item.

Thanks,

Tammy Whitehurst  
Department of Planning  
757-664-4746

---

**From:** Hope Mihalap [mailto:[funnyhope22@yahoo.com](mailto:funnyhope22@yahoo.com)]  
**Sent:** Monday, April 21, 2014 11:40 AM  
**To:** CP - Planning  
**Subject:** Rezoning Talbot Hall

Having lived for years on Talbot Hall Road, I have walked up to the Hall itself and admired its location, its place near the water, its trees and grass. To add other buildings around it would be a catastrophic and greedy.

Please leave the beautiful Talbot Hall itself and its surroundings just as they are so that those of us who live near it can enjoy its beauty!

Respectfully yours,

Hope Mihalap, 103 Talbot Hall Road ([funnyhope22@yahoo.com](mailto:funnyhope22@yahoo.com))

## Whitney, Chris

---

**From:** CP - Planning  
**Sent:** Tuesday, April 22, 2014 8:02 AM  
**To:** Newcomb, Leonard; Whitney, Chris  
**Subject:** FW: "Talbot Hall"

An email for your files.

Thanks,

Tammy Whitehurst  
Department of Planning  
757-664-4746

-----Original Message-----

From: Robert Warren [mailto:[rewarren@whro.net](mailto:rewarren@whro.net)]  
Sent: Monday, April 21, 2014 10:16 PM  
To: CP - Planning  
Subject: "Talbot Hall"

Dear Planning Commission Members:

All of you are no doubt knowledgeable about the history behind Talbot Hall and the property upon which it sits. That property represents one of the few unspoiled pieces of open land left in our City.

Too often our city governments take a short view toward undeveloped land thinking only in terms of the revenue it might generate if something can be constructed upon it. Certainly there is more to being a city than making money and looking for new sources of tax revenue from developments.

Why not utilize Talbot Hall and the land on which it sits as a historical site to be visited not only by our citizens but by tourists and visitors to Norfolk? There is presently a convocation center which could be utilized for weddings, business meetings, and other such occasions. In addition the land itself can be designated as a city park and used by families for outings much like the Azalea Gardens presently are. All of these things, if handled correctly, can be sources of revenue and make the property self-sustaining over the years without a great deal of monetary support from Norfolk City Government. Docents could lead tours through the main house and a modest fee could be collected (or a contribution) to help maintain it much like the Moses Myers House and other historical homes downtown. Perhaps even a gift shop of some description can be incorporated to help visitors commemorate their visit? The Meeting Center can be rented for group usage. Granted all of this will require planning but of a different type.....thoughtful planning with an eye to the future. Bottom line, this piece of property, because of its history, can and should become a regular and valuable part of the Norfolk Tour and be sponsored in part by the Chrysler Museum of Art and other local historical societies.

Please do not make a judgement regarding Talbot Hall solely on the basis of monetary value to be gained through development. Once places like this disappear from our city, they are gone forever. It is the charm such surroundings offer that make people want to visit our cities in the first place, not the number of highrise developments we can show them.

Please make my comments part of your official record for the upcoming meeting on 24th April, 2014.....



Respectfully,

Robert E. Warren  
136 Elwood Avenue  
Norfolk, VA 23505

"If you don't read the newspaper you are uninformed, if you do read the newspaper you are misinformed."  
(Mark Twain)

## Whitney, Chris

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**From:** Homewood, George  
**Sent:** Tuesday, April 22, 2014 5:32 PM  
**To:** Earl P Fraley Jr. (fraleyearl@aol.com); Martin Thomas Jr (MartinJr@decklaw.com); Brad Law (Blaw@vb.gov.com); Dan Neumann MD (dr.neumann@cox.net); Matt Hales (mhales@gatewayventures.net); Andria McClellan (andria.mcclellan@gmail.com)  
**Cc:** Whitney, Chris; Newcomb, Leonard  
**Subject:** FW: Planning Commission meeting April 24

FYI

**George M. Homewood, AICP CFM**  
**Director**  
**Department of Planning and Community Development**  
**City of Norfolk**  
810 Union Street, Suite 500  
Norfolk, VA 23510  
757-664-4770 (O)  
757-620-3630 (M)

**From:** danwarman@aol.com [mailto:danwarman@aol.com]  
**Sent:** Tuesday, April 22, 2014 5:13 PM  
**To:** Newcomb, Leonard; Homewood, George; smithco@cavtel.net  
**Cc:** perreault3@cox.net  
**Subject:** Planning Commision meeting April 24

Gentlemen:

I represent the Talbot Hall Foundation and was planning to make a presentation at the meeting where the requested change in zoning to the Talbot Hall property will be considered. Myself and an associate have carefully reviewed the history of the property and the significance of the house and property to our citizens both locally and nationally. We have also spent a great deal of time studying the legal and fairness principles which guide the Commission deliberations in considering such a request which will have a permanent effect on our community.

Based on this effort I had planned to deliver a concise summary of the reasons for the Commission to consider requesting that the applicants, Foundation and others meet and discuss a plan that would allow for full community support of a rezoning request that is good for all. However, I am unavoidably detained in Costa Rica because of a serious injury to my wife.

I request that the Planning Commission table or continue this hearing for a short period to allow me to return and make the presentation. The requested zoning change is an important issue and all sides should be allowed to make the best presentation they can. I believe that the applicants would agree so that the decision of the Commission is made in full light so all the citizens of Norfolk see the informed deliberation of the Commission on this significant zoning change.

Thank you for considering this.

## Whitney, Chris

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**From:** CP - Planning  
**Sent:** Tuesday, April 22, 2014 1:52 PM  
**To:** Grace Tazewell  
**Cc:** Whitney, Chris  
**Subject:** RE: Talbot Hall rezoning

Ms. Tazewell, thank you for your email concerning the Talbot Hall item for the City Planning Commission agenda on Thursday, April 24, 2014. I have forwarded your email for print out to add to the public record of this item. Please let me know if I can be of further assistance.

Thank you,

Tammy Whitehurst  
Department of Planning

**From:** Grace Tazewell [mailto:gracetazewell@gmail.com]  
**Sent:** Tuesday, April 22, 2014 1:18 PM  
**To:** CP - Planning  
**Subject:** Talbot Hall rezoning

Greetings to all of you,

I have an unusual four-way connection to Talbot Hall. As a former Episcopalian I attended events there when I was a child and teenager. But I have also lived close to Talbot Hall for 25 years, and I worked as employee of the Diocese of Southern Virginia for 10 years. I am also a friend of Carol Talbot who gifted the land to the Diocese. So my connection to this place and property is quite profound. I am asking that your commission follow the guidelines that the Talbot Hall Foundation has put before you and deny the rezoning request by the LLC which would separate the Manor House from the waterfront, and do whatever possible to protect this place in perpetuity.

I won't repeat everything that is before you in the Talbot Hall Foundation presentation, which I too have read, but I would like to again point out that Norfolk and the state of Virginia have a stated new emphasis in their Codes on protecting historic properties, preventing encroachment on these and working to increase the number of historic areas in the city and state. Allowing the residential housing on the property at all is a major encroachment in and off itself, and isolating Talbot Hall in the middle of the development, with no water view or water accessm would be a needless blow to the city and state's own stated goals.

Thank you for taking this into consideration.

Sincerely,

Grace Tazewell

Non-Profit Liaison  
Mediator, Life Coach



625 Graydon Avenue Norfolk VA 23507  
757-739-5953

**Whitney, Chris**

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**From:** CP - Planning  
**Sent:** Tuesday, April 22, 2014 11:23 AM  
**To:** rblandf344@aol.com; Newcomb, Leonard; Whitney, Chris  
**Cc:** jaytaylor516@cox.net  
**Subject:** RE: Talbot Hall West, LLC Rezoning Considerations

Good Morning Mr. Blandford, Thank you for your letter concerning the Talbot Park Item. I have forwarded your email to be added to the public record as per your request. Please let me know if I can be of further assistance.

Thank you,

Tammy Whitehurst  
Department of Planning

**From:** rblandf344@aol.com [mailto:rblandf344@aol.com]  
**Sent:** Tuesday, April 22, 2014 10:49 AM  
**To:** CP - Planning  
**Cc:** jaytaylor516@cox.net  
**Subject:** Talbot Hall West, LLC Rezoning Considerations

Sir,

My family and I are long-time residents of Norfolk, and more precisely, of Talbot Park. I am writing to express my views of the Talbot Hall West, LLC petition to rezone the Talbot Hall property. Please take these views into consideration when reviewing their rezoning request.

Let me begin by noting that we are not opposed to changing the zoning for the property to residential. While we would like the existing property to remain as it is in its current configuration, we understand that without dedicated funding and a committed sponsor that is unlikely. Fourteen high-end homes are a welcomed addition to our neighborhood.

That said, we also believe Norfolk's citizens have an obligation to be stewards of the Talbot Hall plantation. As the only remaining example of a Tidewater Plantation home we must ensure it survives as a viable reminder of its historical significance. In this case, it can retain its historical significance only by retaining its visual and physical connection to the Lafayette River. The Talbot Hall West, LLC's current plans do not take this into account.

We support the Talbot Hall Foundation's contention that with certain changes to the Talbot Hall West, LLC's plan we could join with them in their rezoning request. We believe these changes would protect and preserve the essential setting and integrity of the Talbot Hall manor house and partially mitigate the plan's environmental harm to the Lafayette.

Please make this note a part of the official record.

Robley J. and Joanne H. Blandford  
511 Talbot Hall Rd,

**Whitney, Chris**

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**From:** Newcomb, Leonard  
**Sent:** Wednesday, April 23, 2014 4:03 PM  
**To:** Whitney, Chris  
**Subject:** FW: Talbot Hall - Planning Commission Public Hearing 24 April

**From:** Talbot Park [mailto:thetpcl@gmail.com]  
**Sent:** Monday, April 21, 2014 8:27 PM  
**Subject:** Talbot Hall - Planning Commission Public Hearing 24 April

Good evening.

On Thursday, 24 April at 2:30pm, the Norfolk Planning commission will consider Talbot Hall West LLC's application to change Talbot Hall's zoning from Institutional to Residential.

This public hearing will be held in the City Council Chamber on the 11th Floor in the City Hall Building in downtown Norfolk.

If you are planning to attend, please arrive no later than 2:15pm. If you would like to address the Commission, please arrive by 2pm and sign in.

I will be present to share the vote taken during our last meeting which was 27-7 in favor of the zoning change. I will also note that a few residents believe that the vote should not have taken place and consider the vote invalid. As discussed in our last meeting, the next step in this process will be a public hearing before Norfolk City Council.

As always, Thank You for your time and support. Please additional details below.

Regards

Jim McDonnell  
President, Talbot Park Civic League  
[757.477.3609](tel:757.477.3609)

**\*\*Please click on this link below to review the agenda for the 24th.**

<http://www.norfolk.gov/DocumentCenter/View/14354>

**The actual agenda item taken from the public hearing agenda:**

4. **TALBOT HALL WEST, LLC**, for the following applications on property located at 600 Talbot Hall Road:
- a. Amendment to the City's general plan, *plaNorfolk2030*, from Institutional to Single Family Suburban.
  - b. To amend the *Zoning Ordinance* to add section 27-39, "Talbot Hall Residential Planned Development" (PD-R Talbot Hall) district.



c. Change of zoning from IN-1 (Institutional) to PD-R Talbot Hall.

The purpose of these requests is to allow for the development of fourteen single-family homes.

Staff contact: Leonard Newcomb at [\(757\) 664-4764](tel:(757)664-4764),

[leonard.newcomb@norfolk.gov](mailto:leonard.newcomb@norfolk.gov)

## Whitney, Chris

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**From:** Newcomb, Leonard  
**Sent:** Wednesday, April 23, 2014 4:02 PM  
**To:** Whitney, Chris  
**Subject:** FW: Talbot Hall email

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**From:** Homewood, George  
**Sent:** Tuesday, April 22, 2014 6:18 AM  
**To:** Newcomb, Leonard  
**Subject:** FW: Talbot Hall email

Lenny—

To your knowledge, has the group below met with the foundation/preservation group to see if there can be a compromise of any sort?

**George M. Homewood, AICP CFM**  
**Director**  
**Department of Planning and Community Development**  
**City of Norfolk**  
810 Union Street, Suite 500  
Norfolk, VA 23510  
757-664-4770 (O)  
757-620-3630 (M)

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**From:** Andria McClellan [<mailto:andria.mcclellan@gmail.com>]  
**Sent:** Monday, April 21, 2014 8:06 PM  
**To:** Earl Fraley ([fraleyearl@aol.com](mailto:fraleyearl@aol.com)); Martin Thomas Jr.; Dan Neumann; Brad Law ([Blaw@vbgov.com](mailto:Blaw@vbgov.com)); Matt Hales  
**Cc:** Homewood, George; Newcomb, Leonard  
**Subject:** Talbot Hall email

FYI, an email asking for assistance in support of the Talbot Hall development project.  
-Andria

April 24th, Thursday  
2:30  
City Council Chambers  
11th Floor City Hall

As many of you know there are 14 families purchasing the Episcopal Diocese located in Talbot Park. We will be under fire next Thursday at the Planning Commission meeting. Our opposition will be there in full force bending the truth and making ridiculous demands.

We are asking supportive friends to attend this meeting. If you can attend, please reply to this email, so we will have an idea on the numbers. At the meeting, please sign in even if you do not speak; it is not mandatory to speak.

Many, many thanks!

Robin Putnam & Steve Hall  
Billy & Judy Dashiell  
Rick & Blair Simpson  
Jim & Carol Forrester  
Mike & Wendy Holley  
Mike & Julie Dashiell  
Chris & Amy Kanter  
Jim & Elizabeth Smith  
Gatewood & Lynn Dashiell  
Neal & Karen Crawford  
John & Jodi Benedict  
Rusty & Judy Blackman  
Dave & Kathie Twardzik  
Jim & Kathy Markey





Cassandra Newby-Alexander, Director  
[clnewby-alexander@nsu.edu](mailto:clnewby-alexander@nsu.edu) | 757-823-2268



April 23, 2014

Planning Commission  
City of Norfolk

Dear City Planning Commissioners:

I am writing a letter of support for the Talbot Hall Foundation and its efforts to protect and preserve Talbot Hall and its surrounding lands.

I am the Director of the Roberts Center at Norfolk State University and a proud Norfolk native and historian, who has devoted most of my career to researching and publishing information about the history of Norfolk and the surrounding region. The Center and I have been intricately involved in crafting programs and developing materials that are currently part of the VisitNorfolk Bureau's Underground Railroad map and website, Waterways to Freedom.

Too many of Norfolk's historic structures and environments have been destroyed in favor of economic development, depriving future generations of an opportunity to see and touch our area's rich heritage and culture. There is something valuable about preserving historic structures and sites, as is evident by numerous cities in the U.S. and elsewhere whose draw to that region is their history. Recent research has proven that historic preservation can generate economic development and urban renewal by increasing tourism and employment, revitalizing a community, and enhancing the population's pride in its history and culture.

I am hopeful that the City Planning Commission will take into consideration the historical significance, legacy, and economic potential of Talbot Hall and vote to preserve this important structure and allow it to be transformed into a center for historical interpretation and community development.

As many of you are aware, Talbot Hall's history began in 1799 as a Georgian-style plantation house in Norfolk County. It is reportedly the only surviving plantation from that era in the city of Norfolk. Unfortunately, this rich source of historical interpretation has not been cultivated for educational, archeological, and interpretive purposes.

A cursory examination of Talbot Hall and its grounds reveals marked and unmarked graves as well as important historic architecture not found in any structure in the city. This architecture could provide opportunities for historical interpreters to highlight plantation life and slavery in Norfolk County. The only places in the city where slavery has been minimally interpreted are in the two historic houses in the downtown region. Talbot Hall provides an opportunity for this historic interpretation within the boundaries of the city so that children and the general public can fully understand the realities of this harsh institution, the people who were impacted, and the role of plantations in the social and economic landscape of the region.

Following the end of slavery, Talbot Hall continued to be a vital part of the broader community. A 1926 article in the *Journal and Guide* noted that African Americans were spending the

summer in one of the homes on the grounds of Talbot Hall Farm, entertaining guests, boating, and generally enjoying the location.

I was surprised to discover how the Hall was used as a venue for various meetings and conferences by those in the community—black and white. For example, throughout the twentieth century, articles in the newspaper noted that various groups held programs at the Hall.

By the 1950s, following the acquisition of Talbot Hall by the Diocese of Southern Virginia of the Episcopal Church, the Men's Club at Grace Episcopal Church was involved in raising money to assist in the construction of a wing of the Parish House. This effort was designed to assist in the mission work conducted on the grounds of Talbot Hall.

Most notably, organizations whose purpose was to improve race relations held important community meetings at the Hall, including the Women's Council for Interracial Cooperation and the Norfolk Council on Human Relations, transforming the Hall's history of enslavement and pain to one of cooperation and reconciliation. To erase this important history would represent a significant loss to the city and the region.

It is my hope that as members of the Norfolk City Planning Commission, each of you will see the potential of Talbot Hall as a site for historical interpretation and community development. The Hall's location and legacy would make it the perfect venue as a conference center. The beautiful site on the Lafayette River and its easy access to the surrounding wetlands could generate ongoing revenue that would benefit the city and surrounding regional community.

I have no doubt that, if the Planning Commission sees the historic value and the economic potential of Talbot Hall, it will vote to preserve its legacy for future generations. I stand willing to assist in developing the potential of this important historic site.

Sincerely,



Cassandra L. Newby-Alexander  
Director, Professor of History and Director of the  
Joseph Jenkins Roberts Center for African Diaspora  
Studies  
Norfolk State University  
700 Park Avenue  
Norfolk, VA 23504



## Frank V. Taylor

1801 N. Quinn St. #202 • Arlington, VA 22209  
Phone: 757-270-2727 • E-Mail: [frank@frankvtaylor.com](mailto:frank@frankvtaylor.com)  
Web: [www.frankvtaylor.com](http://www.frankvtaylor.com)

Date: April 23, 2014

City of Norfolk Planning Commission  
City Hall Building  
810 Union St., Suite 508  
Norfolk, VA 23510

To Whom It May Concern:

Allowing Talbot Hall to become anything less than it is today would be a tragedy.

This property holds a special place in history and in the lives of many people in the community. Personally, some of my earliest memories were formed at Talbot Hall, and I am forever grateful for having such an incredible place to visit as a child.

To deprive Norfolk's children (and adults) of this cultural treasure would be cruel.

Talbot Hall is special. It is not an attraction. It is not a historical theme park. It is a place, a real place, with a charming authenticity that cannot be reproduced. Talbot Hall is a place where you can simply be, and one that you want to come back to.

Stand on the back porch of the manor house. Feel the old growth timber beneath your feet. Look out across the river at sunset. Then tell me that what's missing is 14 new houses.

Time, modernization, shortsighted ambition, and greed have depleted Norfolk's treasure trove of living history. Only a few gems remain, and Talbot Hall is one of them.

Please do not throw it away.

Sincerely,



Frank V. Taylor  
CEO, Restin



## Whitney, Chris

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**From:** Newcomb, Leonard  
**Sent:** Wednesday, April 23, 2014 4:04 PM  
**To:** Whitney, Chris  
**Subject:** FW: Save Talbot Hall, Please read, it is short

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**From:** Joanie [mailto:jfrank22@cox.net]  
**Sent:** Monday, April 21, 2014 4:42 PM  
**To:** smithco@cavtel.net; MartinJr@decklaw.com; lflood@cox.net; mhailes@gatewayventures.net; Blaw@vbgov.com; andria.mcclellan@gmail.com; dan.neumann@yahoo.com; Newcomb, Leonard  
**Subject:** Save Talbot Hall, Please read, it is short

Good day to all,

I will make this short with no fancy talk just down to earth words. I do not see why the builder has to destroy Talbot Hall grounds. Why can't he work with us and go around to save HISTORY!?

When we take away history we take away the past, present and future of life. It is like saying that our grandparents, great grandparents, great great grandparents do not exist and all of their blood, sweat and tears do not mean a thing. THAT IS JUST SAD. It's all about money and that is all!!!

Why can't the builder work with us to preserve history, we will never be able to get it back. There is really no good reason other than to make money is why they are destroying Talbot Hall and that is sad.

Yes we need to grow but NOT THIS WAY. Do not take away my memories as will as others who have grown up with the site.

I hope that you can find it in your hearts to work with us so my kids, your kids and so many others can still enjoy this site as it was or should I say all most was!!

Thank you for taking the time to read this.

If you have any questions or concerns please feel free to call me at 757-333-7759

Best regards,

Joan Taylor

## Whitney, Chris

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**From:** CP - Planning  
**Sent:** Thursday, April 24, 2014 7:14 AM  
**To:** Whitney, Chris  
**Subject:** FW: Save Talbot Hall!!!

Thanks,

Tammy Whitehurst  
Department of Planning  
757-664-4746

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**From:** Jennifer Holt [mailto:jtholt1@gmail.com]  
**Sent:** Wednesday, April 23, 2014 5:06 PM  
**To:** CP - Planning  
**Subject:** Save Talbot Hall!!!

### LANDSCAPING

It is important to note the historical landscaping done by the planting of the two large magnolias and the rows of trees which extend diagonally to the river from these magnolias, which are planted at the manor house's steps. Many of these trees are gone; however the oaks at river's edge remain. These two rows mark the summer solstice and the winter solstice; important to the agricultural history of Talbot Hall. In addition, these tree lines framed the battle of Craney Island, which would have been viewed first hand from the steps of Talbot Hall.

-Mrs. Talbot

### ARCHEOLOGY

There has never been a true archeological survey of these grounds which at one time housed encampments of civil war soldiers. The historical marker at Granby and Carlisle describe this encampment. To note, a 1797 British King George half penny was recently found along with a small lead soldier on a horse.

### OYSTERS-

Without proper run off ponds, runoff from from these proposed homes would endanger a "relic" oyster reef in the Lafayette. -NOAA bottom study, 2012 and Pilot Online, March 16, 2014.

### BIRDS-

Because of the lack of cultural lighting on the grounds of Talbot Hall and it's expansive, and rare open areas, the trees house a variety of migrating owls, including Saw Whet Owls and the recent spotting of a snowy owl, [Hamptonroads.com](http://Hamptonroads.com) December 15, 2013.

In addition the Rusty Spring Blackbird frequents Talbot Hall. This is a bird whose species has declined 85-95% in the past 50 years and whose habit is little known- Virginia E-bird, 4 March 2014.

Bald eagles are also a frequent visitor to Talbot Hall, as are ducks, song birds, egrets, and herons. It is a birders' paradise.

Because Talbot Hall has been in private hands from its inception, and virtually undisturbed, it is important to fully explore its historic and environmental significance to Norfolk more fully, before it is lost. Talbot Hall and its unique arboreal setting need to be preserved. Vote NO to development.

Sincerely,  
Creighton and Jennifer Holt  
6603 Caroline St.  
Norfolk, VA 23505



## Whitney, Chris

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**From:** CP - Planning  
**Sent:** Thursday, April 24, 2014 7:13 AM  
**To:** Whitney, Chris  
**Subject:** FW: save Talbot Hall

I'm obviously going to have more of these letters.

Thanks and have a good day,

Tammy Whitehurst  
Department of Planning  
757-664-4746

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**From:** taya barnett [mailto:tayaandsteve@cox.net]  
**Sent:** Wednesday, April 23, 2014 8:14 PM  
**To:** CP - Planning  
**Subject:** save Talbot Hall

To the Norfolk Planning Commission,  
Norfolk has a specialness about it. Laced with waterways and wetlands, alive with a vivid history, it is a city, humming with the vibrance of a busy community living on the coast, at times not in tune with the nature that surrounds it. Many of the people of this city have been trying to bring back a lot of it's original uniqueness by collectively working on restoring the life of the Elizabeth River and it's tributaries. Often, In the crush of development, quality of live is sadly neglected. I feel that Talbot Hall is an important part of what is Norfolk, and I agree with the Talbot Hall Foundation that the visual and physical connection of the manor house to the river should be retained.

I would like this letter to be part of the official record to Save Talbot Hall.

Taya Barnett